



Main Street

Hockwold, IP26

Price £325,000

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## Description

Molyneux Estate Agents are excited to offer this charming, detached cottage found in the heart of Hockwold, a sought after Norfolk village.

The property boasts a range of spacious and versatile accommodation, to include the lounge/ diner, kitchen and utility, plus five upstairs bedrooms. There is a shower room and en-suite to the master, plus a useful ground-floor cloakroom. There are two further reception rooms to the front of the home, with stairs leading down to the cellar.

The home enjoys a generous plot, with an established lawned garden to the rear. There is an adjacent driveway for off road parking, with timber gates fitted.

With a mains supply of electricity and water, the cottage has an oil fired central heating system, as well as a septic tank for drainage.

An internal viewing comes highly recommended, contact Molyneux Estate Agents to arrange.

## Measurements

Front Reception Room - 18' 2" x 14' 1" max

Dining Room - 13' 5" x 13' 5"

Cellar

Room 1 - 11' 2" x 8' 9"

Room 2 - 14' 3" x 13' 7"

Kitchen - 13' 4" x 12' 4"

Lounge/ Diner - 22' 9" x 15' 2"

Rear Lobby - 13' 9" x 5' 4"

Utility - 6' 6" x 6' 2"

Cloakroom - 6' 5" x 6'

Stairs to first floor landing

Bedroom 1 - 15' 7" x 10' 10" to front of wardrobe

En-Suite

Bedroom 2 - 14' 1" x 10' 4"

Bedroom 3 - 11' 3" x 10' 6"

Bedroom 4 - 14' x 9' 4"

Bedroom 5 - 15' 6" x 6' 9"

Shower Room - 5' 6" x 5' 2"

Council Tax band - D

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

Tel: 01842 818282

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





**Cellar**  
Floor area 33.5 m<sup>2</sup> (360 sq.ft.)

**Ground Floor**  
Floor area 105.9 m<sup>2</sup> (1,140 sq.ft.)

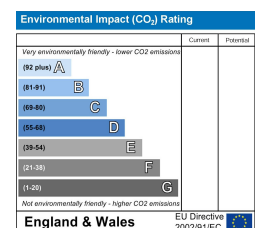
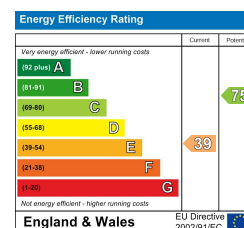
**First Floor**  
Floor area 95.1 m<sup>2</sup> (1,023 sq.ft.)

**TOTAL: 234.5 m<sup>2</sup> (2,524 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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