



College Road

Hockwold, IP26

Price £290,000

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Description

Offered to the market with no onward chain is this detached bungalow found on a generous plot, offering potential to extend subject to the usual permissions.

The bungalow has lawned gardens to the front, side and rear, as well as an adjoining garage and driveway for off street parking. The home has oil fired central heating and mostly sealed unit UPVC windows throughout.

The accommodation is accessed via a welcoming entrance hall, where there is a ceiling hatch for access in to the loft space. The lounge is found at the front of the home and has windows to both the front and side aspects. The open plan kitchen/ diner is at the rear, with a back door opening to a lean to added to the back of the bungalow. The lean to has patio doors and a side door opening to the rear garden. The dining area has two built in cupboards, one of which houses the hot water tank, whilst the boiler is wall mounted within the kitchen. The kitchen includes a range of fitted wall and base units with worktop over, with an inset stainless steel sink and drainer, plus space for the usual appliances. There is a window over the sink to the side aspect of the home.

The inner hall also has doors to all three bedrooms. The master bedroom has a range of built in wardrobes and cupboard space, as well as a window to the rear looking out to the back garden. Bedrooms two and three have windows to the front aspect. The wet room completes the accommodation, comprising a shower unit, W.C, wash hand basin and with two frosted windows to the rear.

The rear garden whilst predominantly laid to lawn, also features a patio area ideal for a table and chairs, plus a timber shed. The garage is brick built and has power connected. There is also a side alley between the bungalow and garage, providing additional covered storage.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge - 18' 4" x 10' 11"

Kitchen - 11' 4" x 8' 5"

Diner - 9' 11" x 9' 5"

Lean To - 12' 3" x 8' 2"

Bedroom 1 - 12' 11" to back of wardrobe x 9' 11"

Bedroom 2 - 12' 5" x 9' 5"

Bedroom 3 - 9' 3" x 8'

Wet Room - 7' 10" x 6' 11"

Garage - 23' 11" x 8' 6"

Council Tax Band - C

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.

Tel: 01842 818282

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.

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





Ground Floor



Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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