



College Road

Hockwold, IP26

Price £325,000

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Description

Situated on the charming College Road in Hockwold, this beautifully presented detached bungalow offers a perfect blend of comfort and style. Built in around 1970, the property has been thoughtfully modernised and updated, and is ready for its new owners to move in without delay, as it is offered chain free.

The internal accommodation is accessed via a welcoming entrance porch and inner hall, where there are two built in storage cupboards, one of which houses the hot water tank. You will find two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is the well-appointed kitchen, which seamlessly flows into a spacious lounge and a delightful diner/family room. This area opens up to the generous rear garden, creating an ideal setting for family gatherings or quiet evenings enjoying the outdoors.

The bungalow boasts three well-proportioned bedrooms, with the largest two both boasting fitted wardrobes, ensuring plenty of room for family or guests. The modern bathroom features a charming clawfoot bath, perfect for unwinding after a long day, while an additional shower room adds convenience for busy mornings.

The property enjoys a modern electric heating system, which allows the current owners to control settings from their mobile phones, as well as sealed unit UPVC windows and external doors throughout.

The rear garden is predominantly lawned, offering a tranquil space for children to play or for gardening enthusiasts to cultivate their green thumbs. A lovely patio area provides the perfect spot for al fresco dining, and a picturesque pond adds to the garden's charm.

For those with hobbies or needing extra storage, the garage has been converted into a workshop, complete with power and

light. Additionally, a timber shed offers further storage solutions, while an insulated studio/ cabin presents an ideal space for a hobby room or home office.

With ample off street parking available on the front driveway, in addition to a further space to the rear of the home in front of the garage/ workshop, this bungalow is not only a beautiful home but also a practical choice for modern living. Don't miss the opportunity to make this delightful property your own.

Measurements

Entrance Porch & Inner Hall

Lounge - 16' 6" x 11' 4" max

Diner/ Family Room - 14' 11" x 10' 4"

Kitchen - 10' 5" x 10' 4"

Bedroom 1 - 12' 7" to front of wardrobes x 9' 9" plus recess (12')

Bedroom 2 - 10' 1" max to front of wardrobes x 10'

Bedroom 3 - 10' 8" x 5' 9"

Bathroom - 7' 1" x 5' 4"

Shower Room - 7' 2" x 3' 11"

Studio/ Cabin - 14' 10" x 12' 6"

Garage/ Workshop - 18' x 9' 2"

Council Tax band - C

Tel: 01842 818282

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.

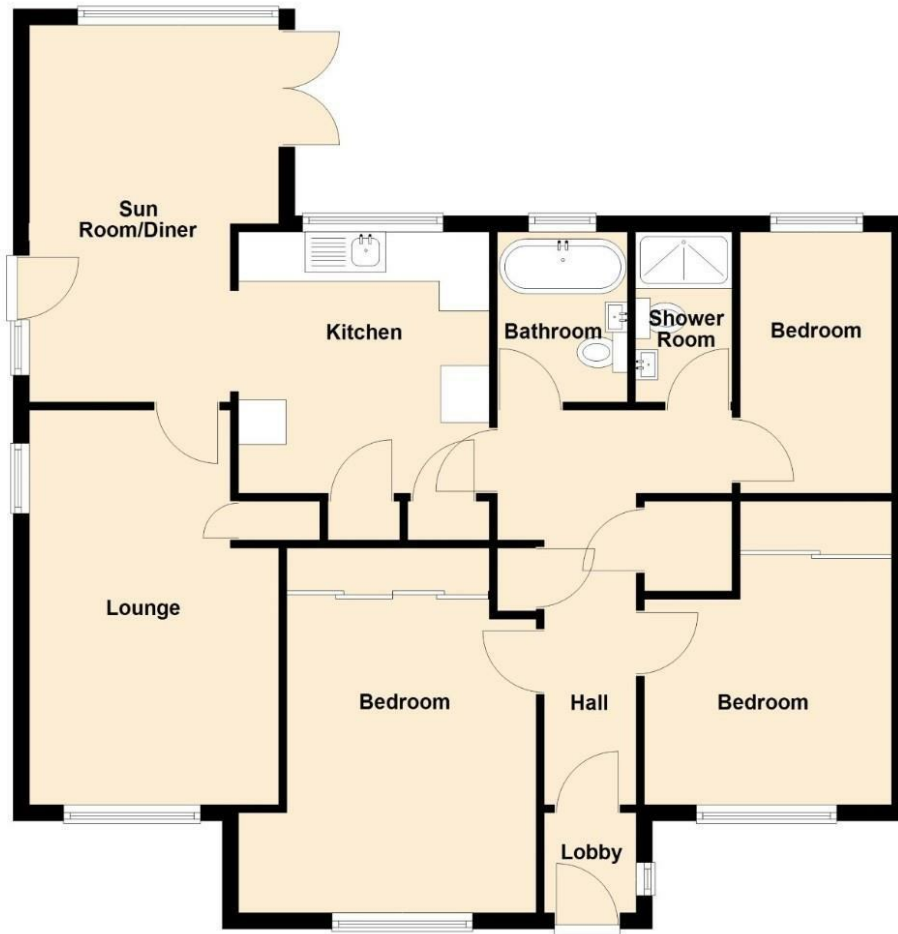
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

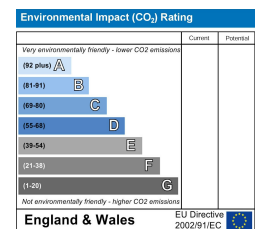
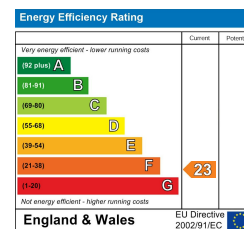
The buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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