



Nursery Lane

Hockwold, IP26

Price £300,000

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# Nursery Lane

Hockwold, Thetford, IP26

## Price £300,000



### Description

This spacious DETACHED BUNGALOW sits on a SUBSTANTIAL PLOT within a popular Norfolk village location and offers an EXCITING REFURBISHMENT OPPORTUNITY (STPP)!

Upon entering the bungalow you will find a spacious and welcoming entrance porch which provides ample space to remove coats and shoes before entering a generous sized lounge with dual aspect windows and a feature fireplace. The bungalow also benefits from a separate dining room adjacent to the kitchen which, in turn, offers a range of wall and base level units, pantry storage cupboard, stainless steel sink and space for a freestanding washing machine and cooker.

The property includes two bedrooms, both including built in wardrobes, plus a family bathroom comprising W.C, wash hand basin, bath with an electric shower over whilst the internal accommodation is concluded by a utility room with an external door to the side of the bungalow and access into the garage.

Outside the bungalow occupies a generous sized plot with a front lawn, driveway off street parking in front of the garage and an expansive rear garden which is predominantly laid to lawn.

### Measurements

Entrance Porch - 16'1" x 7'1"

Lounge - 15'1" max x 14'2" max

Dining Room - 14'4" max x 10'11" max

Kitchen - 10'9" max x 9'10" max

Utility - 8'4" max x 8'00" max

Bedroom - 12'2" x 10'11"

Bedroom - 10'11" x 9'5"

Family Bathroom - 10'11" max x 5'7" plus recess for door

### Agents Note

The bungalow is of prefabricated construction under a tiled roof and served by septic tank drainage.

Council Tax Band - Kings Lynn & West Norfolk, A.

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.

Tel: 01842 818282





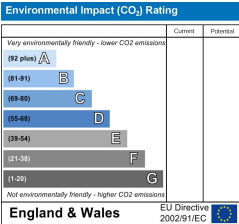
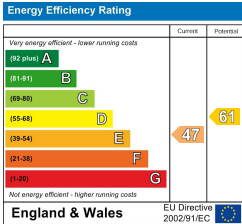


Floor Plan

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](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.