



St. Peters Walk

Hockwold, IP26

Price £240,000

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## Description

Molyneux Estate Agents are excited to offer this well presented, detached bungalow, found within the sought after Norfolk village of Hockwold.

The bungalow has an oil fired central heating system, and boasts sealed unit UPVC windows and doors throughout.

Found on a generous plot, the front garden is laid partly to lawn, with the remainder shingled to provide off street parking. There is a driveway to the side of the home which leads to the garage. The rear garden is laid partly to lawn, and features a patio area ideal for dining and entertaining. There is also a timber shed.

The internal accommodation is accessed via a welcoming entrance hall, where there is a useful built in storage cupboard, as well as a ceiling hatch for access in to the loft space.

There is a spacious lounge which has patio doors opening out to the rear garden, whilst the kitchen is found at the front of the home. The kitchen includes a range of fitted wall and base units with worktop over, and is home to the oil fired boiler. There is an inset stainless steel sink and drainer with window above to the front aspect, in addition to an external side door. The kitchen provides space for a cooker (with extractor fitted above), washing machine, tumble dryer and fridge-freezer.

The master bedroom is found at the front of the home, with a window to the front aspect, whilst bedrooms two and three both have windows looking out to the rear garden. The family bathroom completes the accommodation, comprising a panelled bath with shower over, W.C, wash hand basin and a heated towel rail.

An internal viewing is now available and comes highly recommended.

Contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Hall

Lounge - 14' 6" x 13' 2" max

Kitchen - 13' 5" x 7' 8"

Bedroom 1 - 10' x 8' 8"

Bedroom 2 - 10' 10" x 7' 1"

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

Bathroom - 10' 5" x 5' 1"

Council Tax band - B

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.

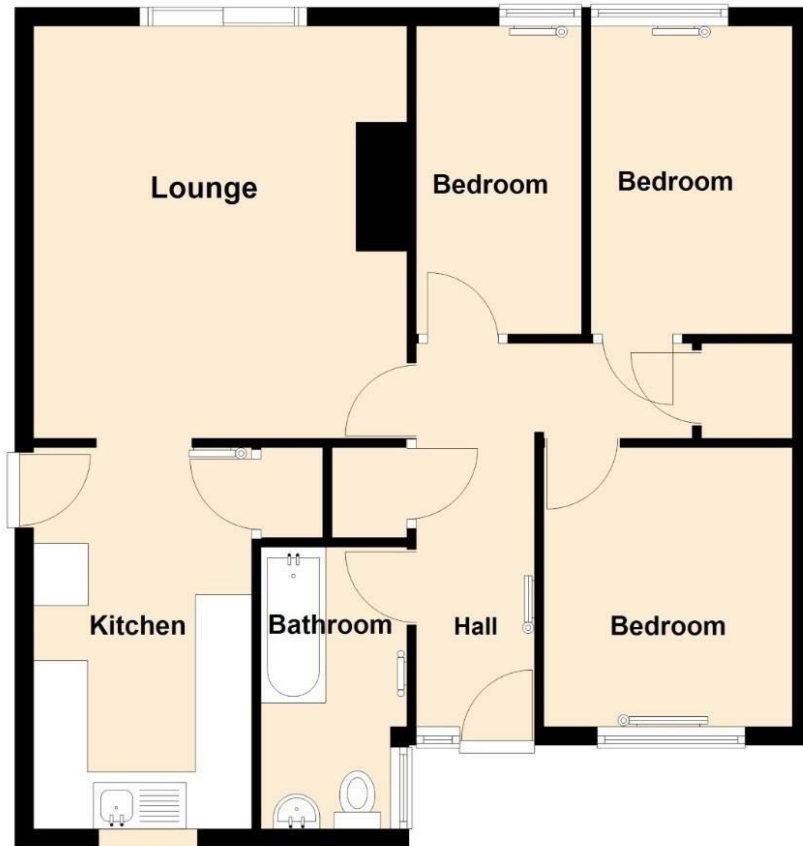
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





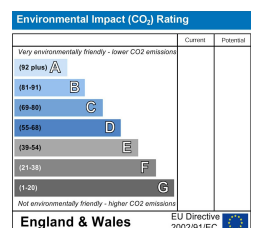
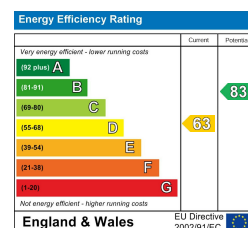
## Ground Floor



**4 St. Peter's Walk, Hockwold**

## 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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