



**Harrison Way, Hockwold, Thetford, IP26 4JH**



**welcome to**

## **Harrison Way, Hockwold, Thetford**

Whether you're looking for MULTI-GENERATIONAL LIVING or a large home to accommodate your family, this property simply must be viewed! With up to SEVEN BEDROOMS, two en-suites, separate living & dining rooms, UTILITY ROOM and a DOUBLE GARAGE with parking, there is an abundance of practicalities here!

### **Summary**

Hockwold is an extremely sought after Norfolk village and has a number of amenities right on the doorstep, including a primary school, a reputable pub, a village shop and a Post Office all whilst being just a short drive away from the market town of Brandon and it's range of further amenities, including further primary and secondary schools, two supermarkets and a train line with links to both Cambridge and Norwich.

Sitting comfortably on a desirable street, in which properties rarely become available, this detached home immediately offers a sense of grandeur and, with the ample driveway space and double garage with one of the doors being electric, there is great practicality too!

Inside, a grand entrance hall, with a handy downstairs cloakroom, greets you and branches off to a gorgeous living room, with a feature woodburner which is perfect for those cosy evenings, a separate dining room, country style kitchen, with space for a range of appliances, an additional utility room and two bedrooms, which could easily serve as such for multi-generational living or be used as games rooms or offices!

Upstairs, there are a further five bedrooms, two of which have en-suites and a four-piece family bathroom.

To the rear, the garden is just as impressive and offers the new owner a blank canvas to truly utilise the space and make it how they wish!

VIEWING IS ABSOLUTELY ESSENTIAL!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to first floor landing and three radiators.

#### **Cloakroom**

With W.C, wash hand basin, window to front and radiator.

#### **Living Room**

19' 10" max. x 14' 3" max. ( 6.05m max. x 4.34m max. )  
With feature woodburner, window to side, door to rear garden and two radiators.

#### **Dining Room**

14' 1" x 11' ( 4.29m x 3.35m )  
With door to rear garden and radiator.

#### **Kitchen**

17' 6" x 11' ( 5.33m x 3.35m )  
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, range cooker, integrated dishwasher, integrated fridge, integrated freezer, two windows to rear, radiator and door to:

#### **Utility Room**

12' 1" x 7' 1" ( 3.68m x 2.16m )  
With a range of fitted units with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, built in storage cupboard, window to front, door to rear garden and radiator.





### **Bedroom Six**

14' 9" x 14' 3" ( 4.50m x 4.34m )  
Located on the ground floor, with dual aspect windows to both the front and side and radiator.

### **Office / Bedroom Seven**

11' 8" x 11' 10" ( 3.56m x 3.61m )  
With window to front and radiator.

### **First Floor Landing**

With built in airing cupboard, window to front and radiator.

### **Master Bedroom**

14' 3" max. x 14' 9" ( 4.34m max. x 4.50m )  
With dual aspect windows to both the front and side, two built in storage cupboards and radiator.

### **Master En-Suite**

With W.C, wash hand basin with mixer taps over, shower cubicle with shower attachment over, window to front and radiator.

### **Bedroom Two**

13' 3" x 14' 3" max. ( 4.04m x 4.34m max. )  
With two built in storage cupboards, window to rear and radiator.

### **En-Suite**

With W.C, wash hand basin with mixer taps over, shower cubicle with shower attachment over, window to side and heated towel rail.

### **Bedroom Three**

11' 10" x 11' 1" ( 3.61m x 3.38m )  
With window to rear and radiator.

### **Bedroom Four**

11' 8" max. x 11' 10" max. ( 3.56m max. x 3.61m max. )  
With window to front and radiator.

### **Bedroom Five**

11' 1" x 11' 1" ( 3.38m x 3.38m )  
With window to rear and radiator.

### **Family Bathroom**

With W.C, wash hand basin with mixer tap over, bath unit, shower cubicle with shower attachment over, window to rear and heated towel rail.



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## Harrison Way, Hockwold, Thetford

- SOLD WITH NO CHAIN!
- Imposing Detached Family Home
- Up to Seven Proportionate Bedrooms, Two with En-Suites
- Further Family Bathroom & Downstairs Cloakroom
- Cosy Living Room with Feature Woodburner
- Separate Dining Room for Entertaining
- Country Style Kitchen with Adjoining Utility Room
- Hugely Sought After Locality

Tenure: Freehold EPC Rating: C

**£550,000**



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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