



**Main Street, Hockwold, Thetford, IP26 4LH**

**welcome to**

## **Main Street, Hockwold, Thetford**

In the centre of a popular Norfolk village, this mid-terraced home has plenty to offer! With two double bedrooms, a gorgeous and spacious kitchen/diner, modern bathroom, sought after location and garden to rear, this home will lend itself perfectly to first time buyers or investors!

### **Summary**

Located in the centre of a popular Norfolk village, you'll find this modern mid-terraced house! Hockwold is extremely sought after 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.

The property itself is impressive right from the get go! Entering in to a spacious lounge, with a feature woodburner to get cosy on those colder, winter evenings, you'll then find your way through to the expansive and modern kitchen/diner, with lovely patio doors that open out to the rear, truly creating a wonderful space to entertain family and friends throughout the year.

Upstairs, there are two double bedrooms and a sleek family bathroom, offering a lovely space for first time buyers or young families.

To the rear, there is a good sized garden which offers a versatile space which also lends itself perfectly for families.

Overall, the location and accommodation of this home truly make it worthy of a viewing!

### **The Accommodation**

Entrance door to:

#### **Living Room**

22' max. x 13' max. ( 6.71m max. x 3.96m max. )

With a feature woodburner inset into a fireplace, understairs storage cupboard, door and window to front and two electric heaters.

#### **Kitchen**

19' max. x 10' max. ( 5.79m max. x 3.05m max. )

With a range of wall and base units with worktop over, electric oven and electric hob with stainless steel extractor fan over, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, breakfast bar, doors to rear and electric heater.

#### **First Floor Landing**

With access to the loft space and electric heater.

#### **Bedroom One**

12' 1" max. x 16' 1" max. ( 3.68m max. x 4.90m max. )

With built in wardrobes, two windows to front and two electric heaters.

#### **Bedroom Two**

10' x 10' ( 3.05m x 3.05m )

With built in storage cupboard/wardrobe, window to rear and electric heater.

#### **Bathroom**

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with stainless steel mixer taps and shower attachment over, built in storage cupboard housing hot water tank and immersion heater and heated towel rail.







### **Outside**

To the rear of the property is an enclosed garden which is largely laid to lawn with a paved patio area.



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## Main Street, Hockwold, Thetford

- Mid-Terraced House
- Two Double Bedrooms
- Modern and Spacious Kitchen/Diner
- Chain Free!
- Central Village Location
- Sleek Bathroom
- A Perfect First Time Home or Investment
- Garden to Rear

Tenure: Freehold EPC Rating: D

guide price

**£210,000**

### directions to this property:

From the William H Brown office on Brandon's High Street, continue out of Brandon and bear left just after the train line, heading towards Weeting. Just before entering Weeting, turn right onto Peppers Close, taking another left onto Hockwold Road. Continue straight onto Main Street, taking a left and continuing onto Main Street, where you will find the property on the left hand side of the road.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
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