



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



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

Charming village-centre cottage in peaceful Hockwold! Bursting with character, with pamment tile flooring, a wood burner, exposed chalk wall, modern kitchen/diner, 3 bedrooms & a spacious rear garden!

### **Summary**

A charming character cottage set in the heart of the peaceful Norfolk village of Hockwold! Perfectly positioned in the village centre, this home is a fantastic opportunity for first-time buyers, investors, or families alike. Sitting behind a picturesque front garden, enclosed by classic wrought iron fencing, it immediately sets a welcoming tone.

Step inside, and you'll find a home bursting with character and charm. The cosy living room features traditional pamment tile flooring, a wood burner, and an exposed chalk wall, creating a warm and inviting space. The modern kitchen/diner is truly the heart of this home, offering a vibrant, sociable space-perfect for hosting. Completing the ground floor is a stylish family bathroom.

Upstairs, the three well-sized bedrooms provide plenty of space, with the first and second rooms benefiting from built-in storage.

To the rear, the large garden is mainly laid to lawn, making it ideal for keen gardeners, socialising, or family gatherings-a versatile outdoor retreat to enjoy year-round!

### **The Accommodation**

Entrance door to:

#### **Living Room**

16' 10" max. x 13' max. ( 5.13m max. x 3.96m max. )  
With exposed chalk wall, inset feature woodburner, stone flooring, stairs to the first floor landing, door and window to front and radiator.

#### **Kitchen**

10' 11" x 16' 7" max. ( 3.33m x 5.05m max. )  
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and plumbing for washing machine, space for fridge/freezer, space for oven, window to rear and radiator.

#### **Rear Lobby**

With built in storage cupboard, personal door to garden and further door to:

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap over, boiler cupboard, window to rear and radiator.

#### **First Floor Landing**

With access to the loft space.

#### **Bedroom One**

11' 4" to wardrobe. x 13' ( 3.45m to wardrobe. x 3.96m )  
With two built in wardrobes, consumer unit, window to front and radiator.

#### **Bedroom Two**

10' 11" x 10' 9" max. ( 3.33m x 3.28m max. )  
With built in airing cupboard, window to rear and radiator.





### Bedroom Three

8' 11" x 7' 9" ( 2.72m x 2.36m )

With window to rear and radiator.

### Outside

#### Front Garden

To the front of the property, there is non-allocated space for parking.

#### Rear Garden

To the rear, the garden is bi-sected, with a newly fitted oil tank.

#### Agents Note

Please note that the neighbour at number 36 has a right of access across the garden and the vendor informs us that this historic right is not actively used.



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## Main Street, Hockwold, Thetford

- Character Cottage in the Heart of Hockwold
- Traditional Pamment Tile Flooring & Exposed Chalk Wall
- Cosy Living Room with a Woodburner
- Spacious, Modern Kitchen/Diner - Perfect for Entertaining
- Downstairs Family Bathroom
- Three Good Sized Bedrooms with Built in Storage
- Enclosed Front Garden with Wrought Iron Fencing
- Generous Rear Garden - Ideal for Socialising & Gardening

Tenure: Freehold EPC Rating: D

**£210,000**



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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