



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

**welcome to**

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

Extended semi-detached home in a sought-after Norfolk village! Three bedrooms, master en suite, two reception rooms, kitchen with utility, downstairs W.C, garage, driveway & spacious garden. No chain!

### **Summary**

An extended semi-detached house in a sought-after Norfolk village, positioned in a desirable non-estate location and sold with no onward chain!

The property offers ample off-road parking and a garage, providing great practicality from the outset. Inside, the accommodation is neutrally decorated, offering huge potential for renovation and improvement, allowing the new owner to truly make it their own.

On the ground floor, there is a spacious living room to the front aspect, a separate dining area, a well-equipped kitchen with an adjoining utility area, and a handy downstairs cloakroom.

Upstairs, there are three well-proportioned bedrooms, including a master with en suite, plus a family bathroom.

The generous rear garden is largely laid to lawn, presenting great scope for landscaping or creating an outdoor retreat.

A fantastic opportunity to put your own stamp on a spacious home in a desirable village setting - viewing is highly recommended!

### **The Accommodation**

Sealed unit UPVC entrance door to:

#### **Entrance Hall**

With turning stairs to first floor landing, coved and textured ceiling and radiator.

#### **Downstairs Cloakroom**

#### **Living Room**

25' 4" x 12' 5" max. ( 7.72m x 3.78m max. )

Coved and plastered ceiling, sealed unit UPVC window to front, two radiators and French doors to:

#### **Dining Room**

9' 8" x 10' 8" ( 2.95m x 3.25m )

Coved and plastered ceiling, sealed unit sliding patio doors to rear garden and radiator.

#### **Utility Area**

8' 10" max. x 8' 11" max, ( 2.69m max. x 2.72m max, )

Built in cupboard housing oil fired boiler, built in understairs storage cupboard, coved and plastered ceiling, radiator and arch to:

#### **Kitchen**

1 ½ bowl single drainer stainless steel sink unit inset into work surface with cupboards below, additional cupboards and drawers with rolled edge work surfaces over, eye level units, built in ceramic hob with cooker hood above, built in electric oven, space and plumbing for automatic dishwasher, space for fridge/freezer, plastered ceiling and sealed unit UPVC window to rear.

#### **First Floor Landing**

Sealed unit UPVC window to side at half landing, coved and textured ceiling and access to loft space.







### Bedroom One

11' 9" x 10' 3" max. ( 3.58m x 3.12m max. )

### En-Suite

Fully tiled, close coupled w.c, wall mounted wash hand basin, shower cubicle with mains shower over, vinyl flooring, plastered ceiling and electric vent.

### Bedroom Two

12' 5" x 13' 5" ( 3.78m x 4.09m )

Textured ceiling, two sealed unit UPVC windows to front and radiator.

### Bedroom Three

7' 7" x 7' 9" ( 2.31m x 2.36m )

Built in over stairs recess, textured ceiling, sealed unit UPVC window to front and radiator.

### Bathroom

Close coupled w.c, pedestal wash hand basin, panelled bath with mains shower over, vinyl flooring, textured ceiling, sealed unit UPVC window to rear and heated towel rail.

### Outside

The front garden is laid to lawn and has a retaining wall and shrub borders. There are wrought iron gates to the shingled/concrete driveway (with space for 3 - 4 vehicles) which leads to the single brick built garage which is accessed via an up and over metal door. There is an adjoining store/workshop to the rear of the garage which measures 11 ft 6 x 8 ft 11 and has power and light connected which is accessed via a single glazed timber framed entrance door and has a single glazed timber framed window.

The rear garden itself is laid to lawn with a paved patio and an oil tank to the rear of the garage. There are also outside lights.

### Agents Note

Please note that the property is currently tenanted until October 2025.



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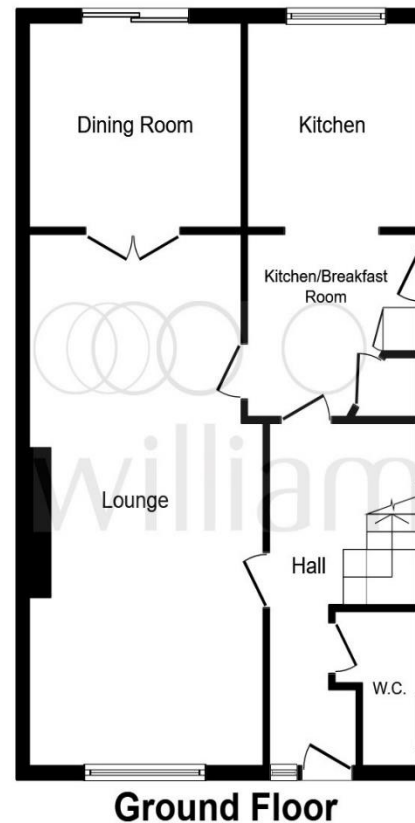
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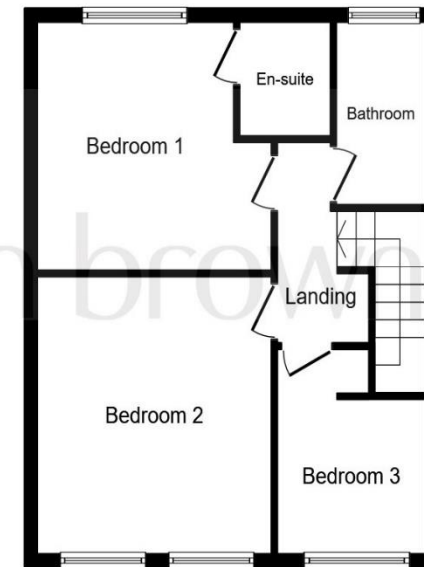
- Extended Semi-Detached House in a Non-Estate Village Location
- Sold with No Onward Chain!
- Spacious Living Room & Separate Dining Area
- Kitchen with Adjoining Utility Room
- Three Good Sized Bedrooms with a Master En-Suite
- Family Bathroom & Downstairs Cloakroom
- Ample Off Road Parking and Garage
- Generous Rear Garden with Plenty of Potential

Tenure: Freehold EPC Rating: D

**£260,000**



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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