



Malts Lane, Hockwold Cum Wilton

Sheridans



Malts Lane, Hockwold Cum Wilton IP26 4LA

Guide Price £400,000

A charming newly renovated detached period cottage providing beautifully presented accommodation and generous gardens.

An outstanding period home which has been painstakingly restored to an incredible level of finish resulting in a wonderful detached cottage successfully combining character with all modern day facilities.

The accommodation currently in brief comprises of a spacious sitting room with a stunning original brick floor and feature fireplace with wood burner. The kitchen/dining room is a splendid room, full of light and fitted with a smart new kitchen providing plenty of cupboard space with integrated appliances. A fine newly made bespoke timber and glass staircase leads off to the first floor with a useful cloakroom beneath with WC and wash basin. In the dining area are a pair of glass French doors opening to the south facing garden. The ground floor accommodation is completed by a particularly versatile room with an attractive vaulted ceiling and which can be used as a bedroom or extra reception room.

The staircase in the kitchen/dining room leads to a landing leading to the two double bedrooms both complemented by either a stylish en-suite bathroom or shower room. The sitting room has a period staircase leading up to bedroom one and an en-suite.

Outside

The house is approached along a shingle driveway providing plenty of vehicle parking and access to the large detached garage/workshop with lighting and power. The south west facing gardens are beautifully maintained and mostly laid to lawn with well stocked flower and shrub borders with mature trees and also include an original brick and flint wall is a delightful feature.

Location

The picturesque Norfolk village of Hockwold contains the usual village amenities including a shop, public houses and a church, as well as a primary school. The Suffolk market town of Brandon lies approximately 4 miles to the South-East and the larger town of Thetford is approximately 10 miles away. Excellent access is gained to the main road networks including the newly dualled A11 linking to Norwich, Bury St Edmunds, Newmarket and London via the M11 motorway.

- Newly restored detached cottage
- Charming south west facing gardens
- Wealth of original features
- All modern conveniences
- Excellent attention to detail
- Sitting room with woodburner
- Well-equipped kitchen/dining room
- Three bedrooms including versatile ground floor bedroom/reception room
- Both upstairs bedrooms have stylish en-suite's
- Thriving village location

Directions

When proceeding through the village centre along Main Street, pass the Red Lion village pub and church on the left. Bear right into Malts Lane where the cottage will be found on the left-hand side.

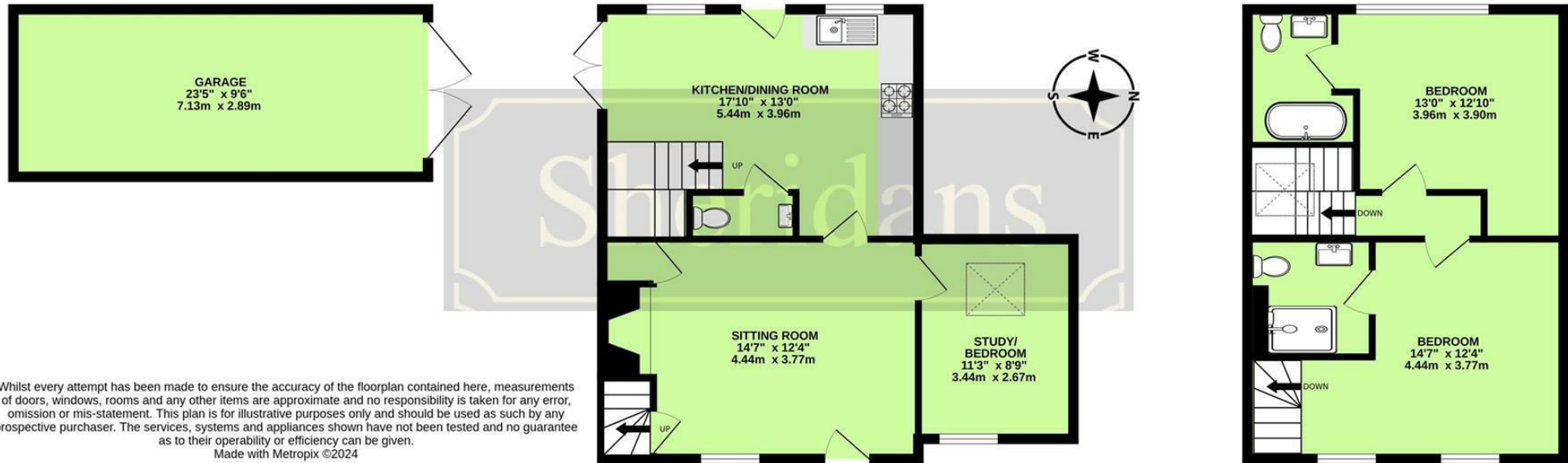
Services

Mains electricity and water are connected. Private drainage. Oil fired radiator central heating. Council Tax Band C. EPC Rating: E.



GROUND FLOOR

1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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