





# 27 Station Road

Hockwold, IP26 4HZ

Offered to the market with no onward chain, this 2 bedroom detached bungalow, which is located in a tranquil village setting boasts a spacious lounge, a kitchen, a family bathroom, and a conservatory. With the convenience of oil heating, a garage, and a driveway, this home offers both comfort and practicality.

Council Tax band: B

Tenure: Freehold

- DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- GARAGE & DRIVEWAY
- VILLAGE LOCATION
- FAMILY BATHROOM
- KITCHEN
- LOUNGE
- OIL HEATING
- CALL NOW TO VIEW!

## Hallway

12' 8" x 4' 1" (3.86m x 1.24m)

Doors to lounge, kitchen, family bathroom, and both bedrooms, with radiator, carpet flooring, and access to loft via ceiling hatch.

## Lounge

10' 4" x 14' 11" (3.15m x 4.56m)

Window to front, feature fireplace with surround, with radiator, and carpet flooring.







### **Kitchen**

8' 8" x 12' 0" (2.64m x 3.66m)

Window to conservatory, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker with cooker hood over, and washing machine, with opening to storage area, radiator, wood effect vinyl flooring, door to storage cupboard housing the oil fired boiler and hot water cylinder, and further door to conservatory

### **Conservatory**

8' 10" x 13' 7" (2.69m x 4.14m)

Windows to kitchen, rear, and side, with radiator, carpet flooring, and door to rear garden.

### **Bedroom 1**

10' 11" x 12' 7" (3.34m x 3.83m)

Window to front, built-in wardrobes, with radiator, and carpet flooring.

### **Bedroom 2**

9' 11" x 12' 7" (3.03m x 3.83m)

Patio door to rear, with radiator, and carpet flooring.

### **Bathroom**

6' 10" x 7' 1" (2.08m x 2.15m)

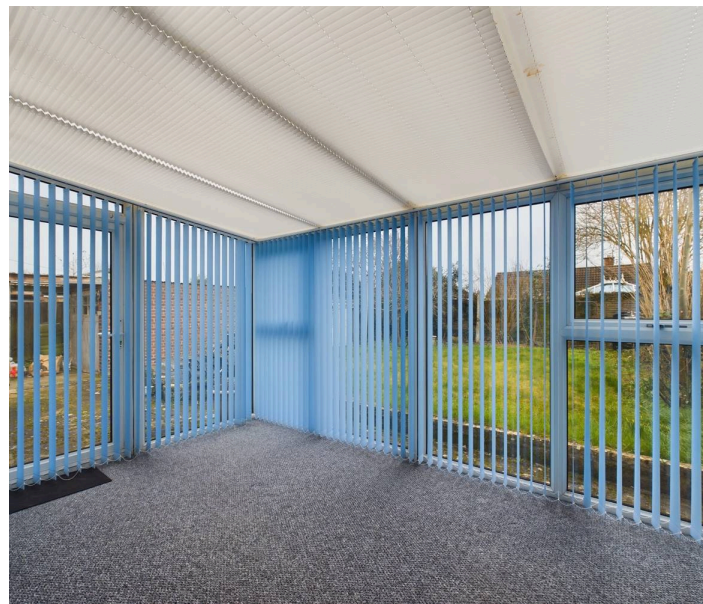
Frosted window to rear, door to storage cupboard, bath unit with easy access door, mixer tap with shower attachment, and separate electric shower over, with low level W/C, wash basin with individual taps over, partial wall tiling, radiator, and wood effect vinyl flooring.

### **Garage**

Barn doors to front, with mains power and lighting connected.

### **Brick Built Shed**

Single door to side, with mains power and lighting connected.





FRONT GARDEN

Mainly laid to lawn, with mature hedging to the front, mature plum tree, driveway leading to the garage, and pathway leading to the front door.

REAR GARDEN

Mainly laid to lawn, with patio area to the immediate rear of the property, a small pond, and multiple trees including a mature apple tree.

Parking

The property benefits from a driveway to the front of the garage providing off-road parking.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,718.60 per annum for 2024/25.

The property is on a septic tank system with access service hatches located in the rear garden. For more information, please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson’s Estate Agents 01842 755422.

Financial Advice

Lawson’s Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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