



MAIN STREET

HOCKWOLD, THETFORD, IP26 4LP

£400,000

FREEHOLD

Chilterns

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HOCKWOLD, THETFORD, IP26 4LP

Chilterns

A charming period detached four bedroom house offering spacious and comfortable accommodation including a lounge/diner, breakfast room, kitchen and utility room. The master bedroom has an en suite and there is a family bathroom and ground floor cloakroom. Occupying a large established plot with a double garage, early viewings are recommended. Chain Free!

Occupying a pleasant central location in the popular West Norfolk village of Hockwold, the property comprises a charming period detached house off Main Street, adjacent to Hockwold Primary School with vehicular access at the side into the rear garden. Believed to have been built as a school house in the 1800's, the property has been substantially refurbished and modernised over the years and now offers well laid out and comfortable accommodation throughout. The house has rendered elevations, probably over chalk lump under a slate roof, whilst the more modern detached double garage is rendered over block work and includes a first floor decorated attic space.

The sale of this property offers an excellent and unique opportunity to purchasers, especially those seeking a home of character in a pretty Norfolk village and early viewings are recommended.

The 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. The Thetford Pine Forests are only a short distance.





ENTRANCE PORCH

7' 8" x 6' 3" (2.36m x 1.92m) With tiled floor; radiator; UPVC sealed unit double glazed window; wooden painted entrance door.

HALLWAY

13' 11" x 7' 3" (4.25m x 2.21m) With Upvc sealed unit double glazed window; radiator; under stairs storage cupboard; oak flooring. Staircase leading to first floor.

LOUNGE/DINER

28' 1" x 14' 0" (8.57m x 4.28m) Four radiators; UPVC sealed unit double glazed sash windows; fitted book shelving; open central chimney breast with cast iron Victorian fireplace with pamant hearth; oak flooring.



BREAKFAST ROOM

13' 11" x 7' 5" (4.25m x 2.28m) With UPVC sealed unit double glazed window; oak flooring; radiator.

KITCHEN

13' 10" x 11' 2" (4.24m x 3.41m) Fitted range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit; built-in double oven and ceramic hob with extractor hood over; UPVC sealed units double glazed window; pine panelled ceiling; ceramic tiled floor.

UTILITY ROOM

9' 5" x 6' 10" (2.88m x 2.10m) Single drainer stainless steel sink unit with mixer tap; plumbing for washing machine; sloping pine panelled ceiling; ceramic tiled floor; door to outside.

CLOAKROOM With W.C and handbasin; sloping pine panelled ceiling; ceramic tiled floor; floor mounted Wamflow oil fired boiler (serving central heating and domestic, hot water.)

STAIRCASE LEADING FROM HALLWAY TO 1ST FLOOR LANDING





MASTER BEDROOM ONE 14' 7" x 14' 5" (4.47m x 4.41m)

Two radiators; UPVC sealed unit double glazed window; two double wardrobe cupboards; airing cupboard with hot water cylinder, and immersion heater; fitted carpet.

EN SUITE SHOWER ROOM Tiled shower cubicle with plumbed in shower and sliding glass doors; vanity wash, basin and W.C; chrome heated towel rail; cushion flooring.

BEDROOM TWO 11' 8" x 10' 9" (3.58m x 3.30m) Radiator; UPVC sealed unit double glazed sash window; double wardrobe cupboard; fitted carpet.

BEDROOM THREE 10' 9" x 11' 8" (3.30m x 3.58m) Radiator; fitted storage cupboard; UPVC sealed unit double glazed sash window; fitted carpet.

BEDROOM FOUR 14' 1" x 7' 4" (4.30m x 2.25m) Radiator; UPVC sealed unit double glazed sash window; wardrobe cupboard; fitted carpet.

BATHROOM Well fitted with panelled bath, vanity wash basin and W.C; UPVC sealed unit double glazed sash window; chrome heated towel rail; cushion flooring.

OUTSIDE The property is situated gable end onto Main Street and fronts directly onto a narrow lane that leads to a private courtyard at the rear of the property with access to the church. Vehicular access is off this lane leading to driveway within the garden which widens to provide good parking and leads to the:

RENDERED BLOCK-WORK DETACHED DOUBLE GARAGE 19' 7" x 19' 5" (5.98m x 5.92m) With twin automated up and over garage doors; light and power; internal staircase leading to first floor:

HOBBIES ROOM /DEN 15' 8" x 9' 0" (4.78m x 2.75m) Plastered and decorated with Velux window.

The established rear garden is larger than average and well-stocked with a variety of mature, shrubs trees and bushes, as well as being lawned. There is also an ornamental fish pond.

COUNCIL TAX BAND E

SERVICES Mains electric and water; private drainage; oil central heating.

EPC F

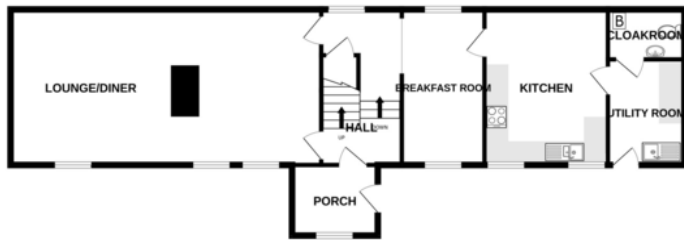
RESTRICTIVE COVENANT

Please note that we have been advised that there is a restrictive covenant on the title that prohibits the running of any business from the property.





GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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