



**COLLEGE ROAD**  
HOCKWOLD, IP26 4LD

**£315,000**  
FREEHOLD

**Chilterns**



# COLLEGE ROAD

HOCKWOLD, IP26 4LD

Chilterns

An established detached bungalow set on a popular and sought after development of similar properties within this Norfolk village. Having been cleverly extended to provide flexible and versatile accommodation, ideally suited to a growing families needs, multi-generational living or those simply looking for a bungalow to retire too.

## General

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.







## SITUATION LOCATION

This established detached bungalow is set on a popular and sought after development of similar properties within the well served Norfolk village.

The bungalow as been extended over a number of years and now offers good sized and well laid out accommodation which would be ideally suited to those with a growing young family or equally, those that require a property that could provide accommodation for multi-generational use. Further benefits include oil fired central heating, Upvc double glazing and parking for multiple vehicles.



Viewings are highly recommended to appreciate the level of accommodation on offer.

## ENTRANCE PORCH

With UPVC double glazed entrance door, cushion flooring, plumbing for automatic washing machine, opening to.

**KITCHEN/DINER** 20' 2" x 11' 11" (06.15m x 3.65m)  
Range of matching wall and floor cupboard units with work services over incorporating single drainer stainless steel sink unit, built in electric oven and hob cushion flooring, larder cupboard housing oil fired boiler, radiator, UPVC double glazed window.

## INNER HALL

Cushion flooring, radiator, access to loft space, airing cupboard with hot water cylinder, UPVC double glazed entrance door.

**LOUNGE** 15' 9" x 12' 9" (4.81m x 3.91m)

Cushion flooring, radiator, fireplace with wood burning stove, UPVC double glazed window.

**DINING AREA/STUDY** 12' 1" x 6' 8" (3.70m x 2.05m)

Cushion, flooring, radiator, UPVC double glaze window.







**BEDROOM** 12' 2" x 10' 1" (3.71m x 3.08m)  
Fitted carpet, radiator, UPVC double glazed window

**BEDROOM** 11' 11" x 8' 10" (3.64m x 2.70m)  
Cushion flooring, radiator, velux window.

### **BATHROOM**

White suite comprising of panelled bath with electric shower over, WC, wash hand basin, heated towel rail, UPVC double glazed window

**BEDROOM** 13' 9" x 11' 0" (4.20m x 3.37m)  
Fitted carpet, radiator, velux window.

### **EN-SUITE**

Comprising of plumbed in shower, WC, wash hand basin, heated towel rail. Nonslip flooring, all on one level for ease of access.

**REAR LOUNGE** 16' 11" x 10' 9" (5.17m x 3.28m)  
Cushion flooring, radiator, UPVC double glazed window and UPVC double glazed French doors opening onto garden.

### **OUTSIDE**

The front garden is laid to shingle for ease of maintenance and provides parking for a number of vehicles.

There is a driveway that provides additional parking and provides pedestrian access to the:-

**BRICK AND FELT GARAGE** With electric door; light and power.

The rear garden is chiefly laid to lawn with a paved patio area ideal for entertaining.

**SERVICES** Mains Electric and Water.  
Oil Central Heating  
Septic Tank Drainage

**COUNCIL TAX BAND** Band B

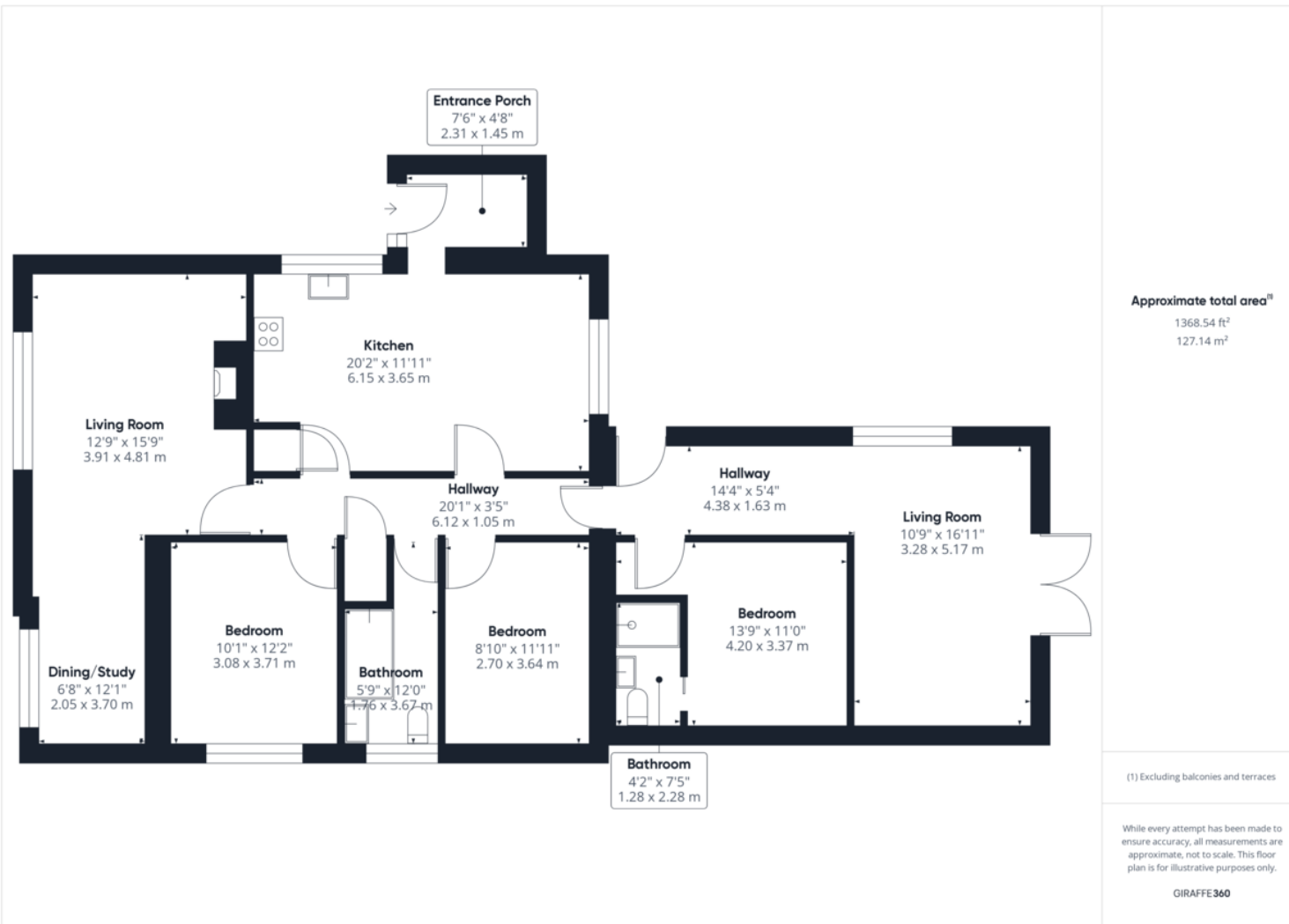
**EPC RATING** Band D











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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