



PEARCES CLOSE

HOCKWOLD, THETFORD, NORFOLK, IP26 4LU

£265,000

FREEHOLD

Chilterns

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HOCKWOLD, THETFORD, NORFOLK, IP26 4LU

Chilterns

An excellent opportunity to acquire this established three bedroom semi-detached family home located on this popular and rarely available close of similar properties within this sought after Norfolk village. The property has undergone a program of improvement with the installation of a new kitchen and bathroom suites as well as air source heating and solar panels. Viewings highly recommended.

An excellent opportunity to acquire this well presented three bedroom semi-detached family home within this sought after Norfolk village.

The current owners have carried out a number of improvements to the property during their ownership to include the installation of a new kitchen, and bathroom suite to the first floor. Further improvements include the clever integration of a ground floor cloakroom. A particular feature of the property is the installation of air source heating along with solar panels to both the front and rear roof elevations which contribute to their usage as well as feed back into the grid.

There has been planning permission granted for a two storey rear extension and the additional of a front porch which would further compliment the property. Viewings are highly recommended to appreciate the accommodation on offer.





congratulations
1 1/2
years
Team Points and Dojo Points
at
Congratulations Lina
for achieving 150 points since September
10th April 2024
100th Birthday
Party 2024

SITUATION LOCATION

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 HALL

With composite entrance door, cushion flooring, staircase leading to first floor.

CLOAKROOM

5' 5" x 5' 10" (1.67m x 1.80m) Comprising of W.C, wash hand basin with vanity storage beneath, radiator, cushion flooring, UPVC double glazed window.

LOUNGE

17' 3" x 12' 0" (5.28m x 3.67m) Fitted carpet, radiator, built in under stairs storage cupboard, feature fireplace, dual aspect UPVC double glazed windows to both front and rear.

KITCHEN

11' 7" x 8' 8" (3.54m x 2.65m) Newly fitted kitchen with range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit, plumbing for automatic washing machine and plumbing for dishwasher, space for electric cooker, cushion flooring, radiator, UPVC double glazed window.

REAR LOBBY

5' 1" x 3' 9" (1.57m x 1.15m) With UPVC double glazed entrance door, cushion flooring.

LANDING

Fitted carpet, radiator, airing cupboard, access to loft space, UPVC double glazed window.





BEDROOM

10' 2" x 8' 10" (3.10m x 2.71m) Fitted carpet, radiator, built in wardrobe cupboard, UPVC double glazed window.

BEDROOM

8' 7" x 12' 1" (2.62m x 3.70m) Fitted carpet; radiator; built-in wardrobe cupboard; UPVC double glazed window.

BEDROOM

8' 4" x 9' 0" (2.56m x 2.75m) Fitted carpet, radiator, UPVC double glazed window.

BATHROOM

6' 9" x 5' 6" (2.08m x 1.68m) White suite comprising of panelled bath with mixer shower over, W.C, wash hand basin with vanity storage beneath, cushion flooring radiator, UPVC double glazed window.

OUTSIDE

The front garden is chiefly laid to shingle for ease of maintenance and provides parking for a number of vehicles. The good sized rear garden is accessed via timber double gates to the sized and is also enclosed by fencing and is chiefly laid two lawn with two shingled areas for entertaining. Within the rear garden there is two brick stores as well as a timber garden shed with power.

SERVICES Mains water, drainage and electric.

Air Source Heating.

Solar Panels which are owned by the property.

COUNCIL TAX Band A

EPC RATING Band E

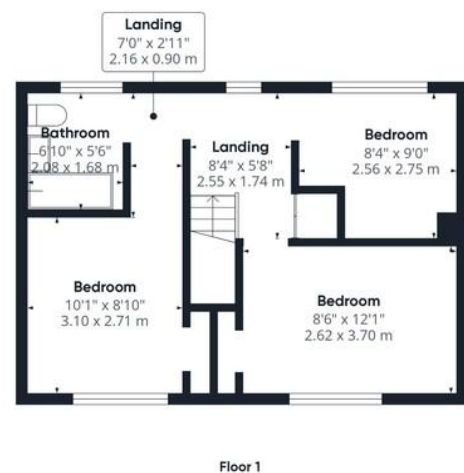
AGENTS NOTE The current owners have obtained planning permission for a two storey rear extension along with the addition of a front porch.

For more information, please visit Kings Lynn & West Norfolk Planning Portal by copying and pasting in the following link to your internet browser.

<https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=S7DJU1IVJ3S00&activeTab=summary>







Approximate total area⁽¹⁾
789.64 ft²
73.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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