



MAIN STREET
HOCKWOLD, IP26 4LN

£1,250 PCM

Chilterns

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Chilterns

An exceptionally well presented three bedroom semi-detached house located in a non-estate position within the centre of this popular and sought after West Norfolk village. Benefitting from quality fixtures and fittings throughout - viewings highly 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.





SITUATION & LOCATION

This immaculate three bedroom semi-detached cottage style home has recently undergone a programme of extensive refurbishment throughout and now needs to be viewed to be appreciated.

Enjoying a spacious open plan lounge/diner/kitchen with a new kitchen having been installed to include a range of integrated appliances which is further complimented by the installation of a new ground floor shower room. To the first floor are three bedrooms and a newly installed bathroom.

There is parking to the front and to the rear there is a small courtyard area.

OPEN PLAN LOUNGE/DINER/KITCHEN

LVT flooring three radiators, range of matching wall and floor cupboard units with work services over incorporating one and a half bowl sink unit, built-in electric oven and hob with extractor hood over, integrated dishwasher, five UPVC double glazed windows providing dual aspect light, UPVC composite door to rear courtyard, staircase leading to first floor.

REAR LOBBY

Cushion flooring, airing cupboard housing hot water cylinder, further storage cupboard with plumbing for automatic washing machine.

GROUND FLOOR SHOWER ROOM

Comprising of shower cubicle with electric shower, WC, wash hand basin, range of vanity storage units, radiator, UPVC double glazed window.

STAIRCASE FROM LOUNGE AREA LEADING TO FIRST FLOOR

LANDING

Fitted carpet, radiator, built built in storage cupboard, UPVC double glazed window.





BEDROOM

Fitted carpet, radiator, UPVC double glazed window.

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BATHROOM

White suite comprising of bath with mixer tap, WC, wash hand basin, double shower cubicle with electric shower, radiator, UPVC double glazed window.

**OUTSIDE**

To the front is a shingled parking area providing parking. The front garden is laid to AstroTurf for ease of maintenance and to the rear is a small courtyard area.

SERVICES

Mains water and electric.

Private drainage

Oil central heating

EPC RATING = D

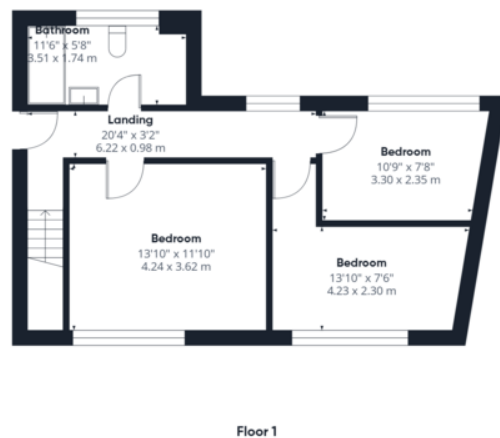
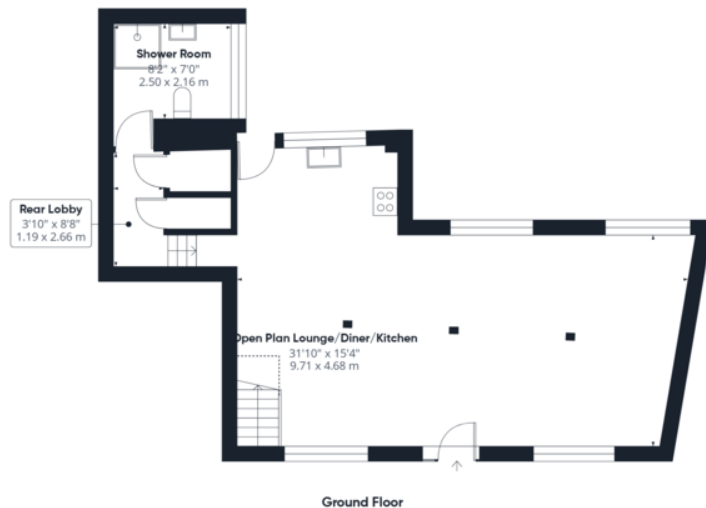
COUNCIL TAX = Band A

RENT ADJUSTMENT FOR PET INCLUSION

Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.







Approximate total area^m
1209 ft²
112.3 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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36 High Street, Brandon, Suffolk, IP27 0AQ
T: 01842 813466 | F: 01842 815295
E: brandon@chilterns.co
www.chilterns.co