



## Meadowview, Chapel Lane

### Offers In The Region Of £300,000

This spacious three-bedroom detached bungalow offers well-proportioned and versatile accommodation throughout, situated in a popular and convenient location.

Offered to the market with no onward chain, the property benefits from generous living space, ample off-road parking and a double garage.

Upon entering, you are welcomed into the property with access to the principal rooms. The comfortable living room provides an inviting space to relax, while the fitted kitchen offers a range of storage and worktop space together with a dedicated dining area, ideal for everyday meals and entertaining.

A particular feature of the home is the bright sunroom, enjoying plenty of natural light and providing an additional reception space.

The property also benefits from a useful utility room and separate WC, adding further practicality.

There are three bedrooms, all benefitting from built-in wardrobes and are served by a modern four-piece bathroom suite, comprising a bath, separate shower, wash basin and WC.

Outside, the property enjoys front and rear garden areas, complemented by patio areas providing space for outdoor seating and entertaining.

There is ample off-road parking, together with a double garage, offering excellent parking and storage facilities.

With its spacious accommodation, outside space and sought-after location, this attractive detached bungalow is an excellent opportunity for a variety of buyers and is offered with the added advantage of no onward chain.



## Services

Oil central heating.

Mains drainage, electricity, and water are connected.

## Situation

Hockering is a village situated just north of the A47, approximately 7 miles east of Dereham and 10 miles west of Norwich with fast and easy access along the A47 trunk road.

The village has a good school, small store, garage and there are further facilities approximately 2 miles south in Mattishall.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

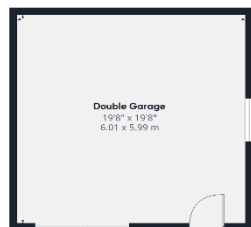
This property is being marketed by our Dereham office and the property reference is AD0692.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>0</sup>  
1660 ft<sup>2</sup>  
154.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            | 62                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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