



**Malts Lane, Hockwold, Thetford, IP26 4LA**

**welcome to**

## **Malts Lane, Hockwold, Thetford**

SPACE IN ABUNDANCE! A substantial four bedroom DETACHED BUNGALOW in the sought-after village of HOCKWOLD, enjoying a stunning WRAP-AROUND PLOT, lovely gardens, AMPLE PARKING, garage, UTILITY ROOM and VERSATILE FAMILY LIVING SPACE!

### **Summary**

Nestled within the highly regarded Norfolk village of Hockwold cum Wilton, this impressive detached bungalow offers exceptional space both inside and out. The village itself benefits from a range of local amenities, while the nearby market town of Brandon provides supermarkets, further facilities and a main train line for convenient travel connections.

Occupying a larger than expected wrap-around plot, the property immediately stands out for its generous outdoor space. Ample off-road parking for multiple vehicles, alongside a garage, ensures practicality from the outset.

Internally, the sense of space continues. A welcoming entrance hall leads to a superbly sized living / dining room, forming the true heart of the home - ideal for cosy family evenings or entertaining on a larger scale. The modern, well equipped kitchen features a central island and is complemented by an adjoining utility room, enhancing day-to-day functionality.

There are four well proportioned bedrooms, all benefitting from integrated storage, along with a family bathroom and an additional cloakroom for guests. A spacious loft further adds to the home's practicality, providing excellent storage potential.

Externally, the sunny rear garden creates a green and private oasis, offering versatile space ready to be tailored to the new owner's lifestyle - whether that be gardening, entertaining or simply relaxing.

Homes offering this level of plot size and internal space are rarely available!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, window to front, access to the loft space, which has a drop down ladder, built in airing cupboard, further built in storage cupboard and two radiators.

#### **Cloakroom**

With W.C, wash hand basin with mixer tap over, window to front and heated towel rail.

#### **Living / Dining Room**

With gas fireplace, two windows to side, window to rear and four radiators.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for dishwasher, space and point for range cooker, central island, wine rack, tiled flooring, window to front and opening to:

#### **Utility / Breakfast Room**

With space and plumbing for washing machine, space for fridge/freezer, door to Garage, door leading out to the rear garden and window to front.

#### **Master Bedroom**

With built in wardrobes, window to side and radiator.

#### **Bedroom Two**

With built in storage cupboard, dual aspect windows to both the front and side and radiator.





### **Bedroom Three**

With built in wardrobes, window to rear and radiator.

### **Bedroom Four / Home Office**

With built in wardrobes, window to rear and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, window to side and heated towel rail.



### **Outside**

#### **Front Garden**

To the front of the property, there is a garden which features an ornamental cherry tree, a cherry plum tree and a driveway, providing off road parking space and access to:

#### **Garage**

With oil fired central heating boiler.

#### **Rear Garden**

To the rear, the garden wraps around the property and is largely laid to lawn with a two tiered resin seating area, a further seating area off the Utility / Breakfast Room, outside sockets, outside taps, an external oil tank, two sheds, bin store and walkway round to the front of the property.



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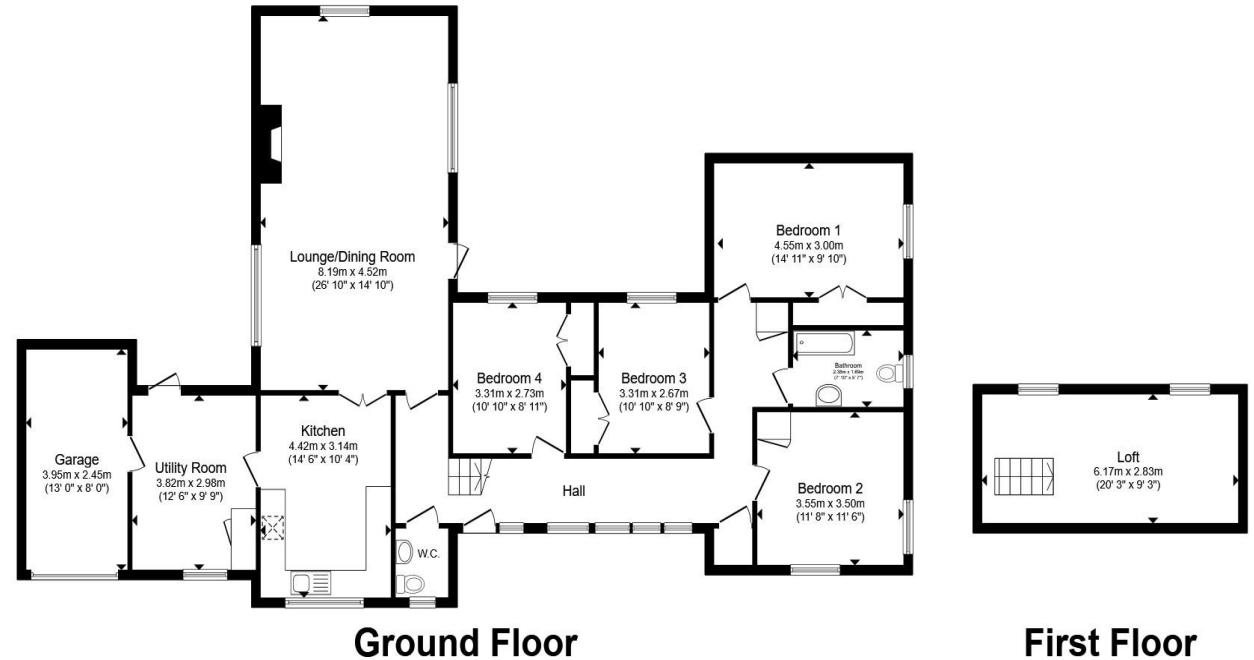
- Four Bedroom Detached Bungalow
- Sought After Hockwold Village Location
- Stunning Wrap Around Plot with Lovely Gardens
- Ample Driveway Parking & Garage
- Spacious Living/Dining Room
- Modern Kitchen with Adjoining Utility Room
- Family Bathroom plus Separate Cloakroom
- Rare Opportunity with Exceptional Space!

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

Offers in Excess of

**£450,000**



Total floor area 169.7 m<sup>2</sup> (1,827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRD110501 - 0001

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