



Main Street

Hockwold, IP26

Price £395,000



Main Street

Hockwold, IP26

Price £395,000



Description

Nestled in the charming village of Hockwold, this impressive detached family home is offered with NO ONWARD CHAIN.

Upon entering, you are greeted by a welcoming hallway that leads to four versatile reception rooms. The inviting lounge is perfect for relaxation, while the dining room offers an ideal setting for family meals. The conservatory opens directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is well-equipped, complemented by a utility room that enhances functionality. For those who work from home, a dedicated study provides a quiet space to focus, and a useful cloakroom with W.C adds to the practicality of the layout.

The property boasts four generously sized double bedrooms, ensuring ample room for family and guests alike. The well-appointed bathroom and additional shower room provide convenience for busy mornings.

The generous rear garden is predominantly lawned, providing a wonderful space for children to play or for gardening enthusiasts to indulge their passion. A decking area is perfect for entertaining guests during the warmer months. The property also features a double garage and a spacious shingled driveway, offering parking for several vehicles.

With oil-fired central heating and no onward chain, this home is ready for you to move in and make it your own. This property is a rare find in a sought-after Norfolk village, making it an excellent opportunity for families seeking a peaceful yet connected lifestyle.

An internal viewing comes highly recommended and is now available.

Contact Molyneux Estate Agents to arrange.
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Cloakroom

Lounge - 20' 5" x 11' 8"

Dining Room - 10' 9" x 10' 7"

Conservatory - 11' 3" x 10' 11"

Kitchen - 12' 2" x 11' 9" plus door recess

Utility - 6' 2" x 6'

Study - 9' 5" x 7' 4"

Stairs to first floor landing

Family Bathroom - 10' 7" x 6' 7"

Bedroom - 12' 2" x 9' 10" plus two built in wardrobes

Bedroom - 11' 9" x 9' 8" plus built in wardrobe and cupboard

Bedroom - 11' 9" x 10' 4"

Bedroom - 10' 9" x 10' 7"

Shower Room - 8' 8" x 5' 11"

Double Garage - 19' 1" x 18' 10"

Council tax band - E

Tel: 01842 818282

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

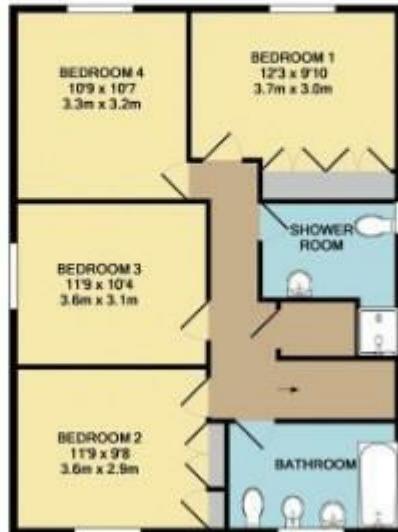
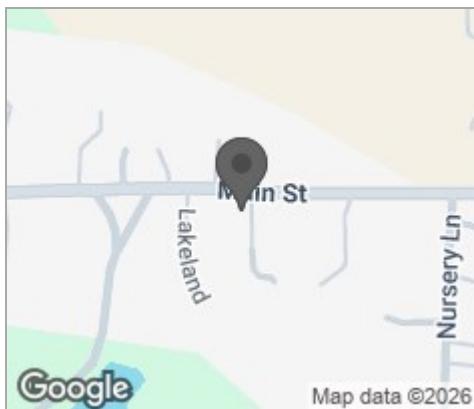
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B		
(59-60)	C		
(55-68)	D	64	76
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK