Plovers Way, Hockwold, Thetford, IP26 4LF

william h brown

welcome to

Plovers Way, Hockwold Thetford

A beautifully improved DETACHED BUNGALOW in Hockwold, offering OPEN-PLAN LIVING, generous versatile gardens, feature fish ponds, CONSERVATORY & AMPLE PARKING - all in a popular Norfolk village setting.

Summary

Positioned within the sought after Norfolk village of Hockwold, this thoughtfully improved detached bungalow combines spacious, modern living with a peaceful village lifestyle.

A range of local amenities are close at hand, while the nearby market town of Brandon provides supermarkets, schools & direct rail links to Cambridge & Norwich, making the location both practical & well connected.

Set back from the road on a generous plot, the property immediately impresses with a low maintenance shingled frontage, feature pond & a driveway providing ample off road parking.

Inside, the accommodation has been significantly enhanced by the current owners to create a stylish & highly versatile home. A welcoming entrance porch opens into a vast open-plan living space that flows seamlessly into the kitchen, creating a sociable & contemporary hub perfectly suited to entertaining and everyday life alike.

The adjoining conservatory offers additional reception space with direct access to the garden, while a versatile gym/playroom provides flexibility for families, hobbies or home working.

There are two comfortable double bedrooms alongside a well-appointed family bathroom completing the internal layout.

Outside, the rear garden is far larger than expected & has been cleverly designed to balance ease of maintenance with character & greenery. Mature planting, a fish pond & a pergola & seating areas combine to create a relaxing & inviting outdoor space that can be enjoyed by all!

The Accommodation
Entrance door to:

Entrance Porch
With door to front.

Lounge
With window to front and radiator.

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, built in fridge, built in freezer, space and plumbing for washing machine, electric hob and oven, window to rear and radiator.

Store
With built in boiler cupboard.

Rear Porch
With door leading out to the rear garden.

Bedroom One
With window to front and radiator.

Bedroom Two
With window to rear and radiator.

Bathroom
Being fully tiled, with W.C, wash hand basin with taps over, bath with mixer tap and shower attachment over, window to rear and radiator.

Outside

Front Garden
To the front of the property, there is a shingled front garden with a feature pond, shrubs and plants throughout and a driveway, providing plenty of space for off road parking.

Rear Garden
To the rear, the enclosed garden is also largely laid to shingle with some shrubs and plants throughout, a paved patio area, feature fish pond with pergola over and

Agents Note
Waste from the property is served by a cesspit. Contact the branch for more details.

welcome to

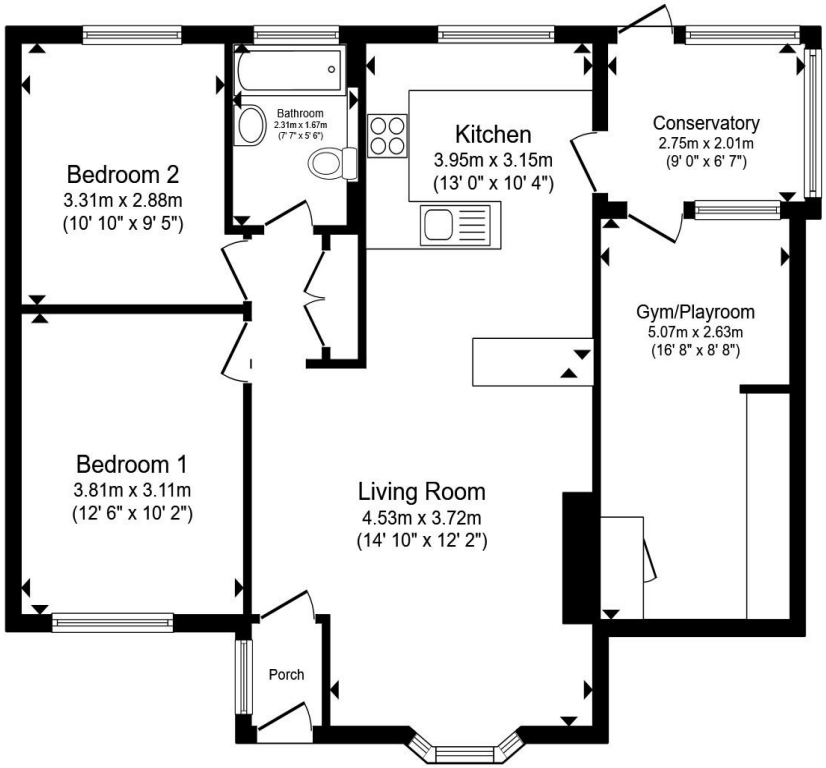
Plovers Way, Hockwold Thetford

- Detached Bungalow in Hockwold
- Spacious Open Plan Living/Kitchen Area
- Conservatory to Rear
- Two Double Bedrooms
- Versatile Gym/Playroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

Offers Over

£250,000



Total floor area 84.6 m² (910 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

william h brown

view this property online williamhbrown.co.uk/Property/BRD111272

The Property Ombudsman

Property Ref:
BRD111272 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01842 811058

Brandon@williamhbrown.co.uk

18-20 High Street, BRANDON, Suffolk, IP27 0AQ

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.