



Harrison Way, Hockwold, Thetford, IP26 4JH

welcome to

Harrison Way, Hockwold, Thetford

A spacious FOUR BEDROOM DETACHED FAMILY HOME in popular Hockwold! Offered with NO ONWARD CHAIN, there is a DOUBLE GARAGE, master EN-SUITE, separate living & dining rooms plus STUDY, kitchen with UTILITY ROOM & generous gardens - viewing is essential!

Summary

Occupying a good-sized plot, the property makes an excellent first impression, with a pretty front garden, ample off-road parking and a substantial double garage!

Inside, an entrance hall with a useful downstairs W.C leads into a spacious & inviting lounge, where a feature fireplace creates a charming focal point for cosy family evenings or entertaining guests. A separate dining room offers an ideal setting for family meals and special occasions, while the dedicated study provides a practical space for home working.

The well-equipped kitchen offers plenty of room for appliances and space for informal dining, making it a versatile hub for everyday life. An adjoining utility room adds further convenience and helps keep the main living areas organised.

Upstairs, four good-sized bedrooms provide ample room for a growing family, guests or additional workspace. The master bedroom benefits from its own en-suite, while a separate family bathroom completes the accommodation.

The generous rear garden continues the theme of space and opportunity. Offering a relatively blank canvas, it provides plenty of scope for the new owners!

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Hall

With door and window to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with taps over, window to side and radiator.

Lounge

With window and door to rear and two radiators.

Dining Room

With window and door to rear and radiator.

Study / Home Office

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, space and point for Range style cooker, integrated fridge, integrated dishwasher, dual aspect windows and radiator.

Utility Room

With a range of fitted kitchen units at wall and base level with work surface over, space and plumbing for washing machine, space for tumble dryer, inset sink unit with taps over, built in storage cupboard, door to rear, window to front and radiator.

First Floor Landing

With built in airing cupboard, window to front and radiator.



**Master Bedroom**

With two built in wardrobes, window to rear and radiator.

Master En-Suite

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to side and heated towel rail.

Bedroom Two

With window to rear and radiator.

Bedroom Three

With window to front and radiator.

Bedroom Four

With window to rear and radiator.

Family Bathroom

With W.C, wash hand basin with taps over, bath with mixer tap over, separate shower cubicle with shower attachment over, window to rear and heated towel rail.

Outside**Front Garden**

To the front of the property, there is a double-width driveway providing plenty of space for off road parking and access to:

Double Garage**Rear Garden**

To the rear of the property, there is an enclosed rear garden which is largely laid to lawn with a paved patio area.



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welcome to

Harrison Way, Hockwold, Thetford

- Sold with No Chain!
- Spacious Detached Family Home
- Four Bedrooms with Master En-Suite
- Additional Family Bathroom & Downstairs Cloakroom
- Separate Living & Dining Rooms plus Study/Home Office
- Double Garage and Ample Parking
- Versatile Rear Garden
- Popular Norfolk Village Location

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£450,000

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Property Ref:
BRD111490 - 0002

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.

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