



Mill Lane
Hockwold, IP26

Price £375,000

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Description

Located in the charming village of Hockwold, this delightful detached chalet-style home on Mill Lane offers a perfect blend of comfort and convenience. Spanning an impressive 1625 square feet, the property boasts a well-thought-out layout, ideal for family living or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious inner hall. The ground floor features three versatile reception rooms, including a bright and airy open-plan lounge and dining area, complete with patio doors that open into a lovely conservatory, perfect for enjoying the garden views. There are three ground floor bedrooms, one of which has been utilised as an office, catering to modern work-from-home needs, while a convenient shower room adds to the practicality of this level.

The kitchen, alongside a utility area, provides ample space for culinary endeavours, making it a delightful hub for family gatherings. Ascending to the first floor, you will find two additional bedrooms, both featuring fitted bedroom furniture, along with a shower room that enhances the home's functionality.

Outside, the generous rear garden is a true highlight, offering a mix of patio and a spacious lawn area, ideal for outdoor entertaining or simply enjoying the fresh air. The property also benefits from an oil-fired heating system and solar panels, promoting energy efficiency. With a block paved driveway providing ample off street parking, and a garage, convenience is assured.

This property is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home. Don't miss the chance to make this lovely residence your own in the sought-after location of Hockwold.

An internal viewing is now available, contact Molyneux estate Agents to arrange.

Measurements

Entrance Porch/ Hall

Lounge - 19' 11" x 11' 11"

Diner - 12' x 9' 10"

Conservatory - 12' 11" x 10' 9" max

Kitchen - 17' 5" max x 10' 9" max

Utility - 17' 10" x 5'

Bedroom 1 - 13' 11" x 10' 3" plus wardrobes

Bedroom 2 - 12' x 10' 5" max

Bedroom 3/ Office - 12' x 7' 10"

Shower Room - 8' 3" x 5' 6"

Stairs to first floor landing

Bedroom 4 - 10' 2" max x 9' 9"

Bedroom 5 - 10' 2" max x 9' 8"

Shower Room - 10' 7" max x 4' 11" max

Agents Note

Council Tax Band - D

Kings Lynn And West Norfolk

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.

Tel: 01842 818282

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.

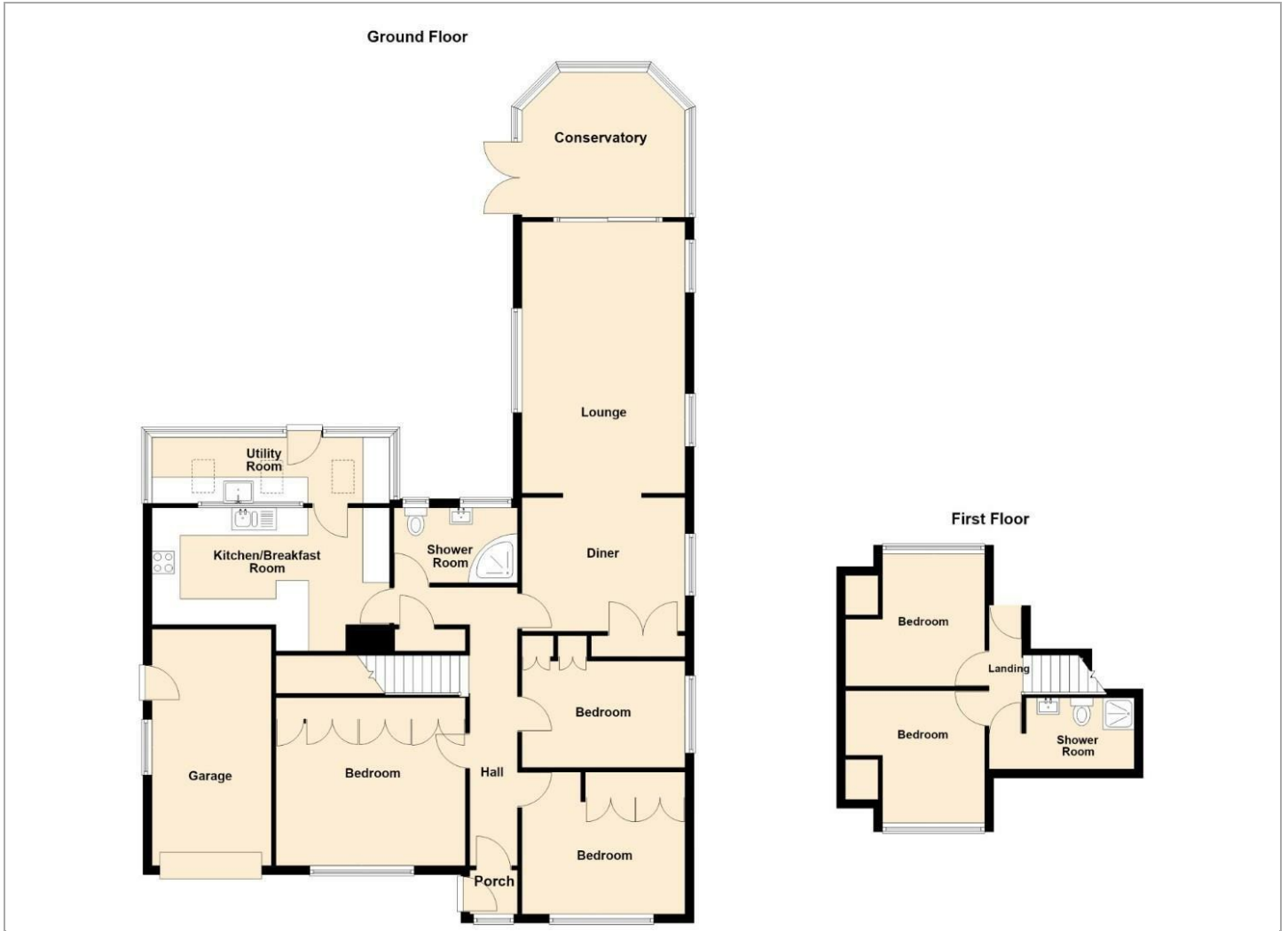
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

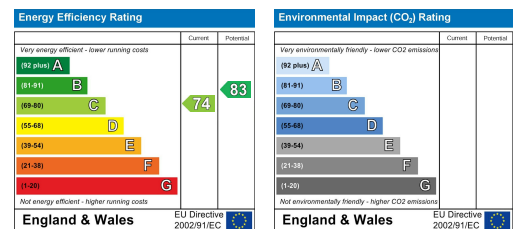
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Viewing

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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