



# College Road

, IP26

Guide price £270,000

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, Hockwold, IP26

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## Description

Guide Price £270,000 - £280,000. Molyneux Estate Agents are excited to offer this beautifully presented, detached bungalow which has been modernised and improved by the current owners. The property enjoys sealed unit UPVC windows and doors, as well as an oil fired central heating system, and is offered with NO ONWARD CHAIN!

Externally the front garden has been shingled for ease of maintenance, as well as allowing ample off street parking. There is a block paved driveway adjacent to the home, with timber gates opening to the rear garden. There is a single garage set back beyond the gates, with and up and over front door and power and light connected.

The rear garden is fully enclosed and is laid predominantly to lawn. There is a decking area at the back of the garden, ideal for dining and entertaining friends or family.

The internal accommodation can be accessed either via a side door in to the kitchen, or a front door opening to a welcoming entrance porch. The porch in turn opens to the spacious lounge, which has a window to the front aspect, plus a fitted entertainment unit with electric fire feature.

The kitchen/ diner has been created by removing an internal wall, making this wonderful room the real heart of the home. With tiled flooring, the kitchen itself includes a range of fitted wall and base units with worktop over, a built in, eye level oven and microwave, plus inset hob with extractor fitted above. There is an integrated fridge, freezer and dishwasher, plus inset sink and drainer with window above to the side aspect. The dining space is to the rear and has a door opening out to the back garden.

The inner hall, which has a built in storage cupboard as well as a ceiling hatch for access in to the loft space, opens to the two double bedrooms, as well as the family bathroom, which is conveniently positioned between the bedrooms.

The master bedroom is found to the front of the home with a window to the front aspect, with bedroom two found at the rear, with a window looking over the back garden. The family bathroom is a modern suite comprising both a bath and shower, plus W.C, wash hand basin and heated towel rail.

An internal viewing is now available and comes very highly recommended, contact Molyneux Estate Agents to arrange!

## Measurements

Entrance Porch

Lounge - 15' 8" x 12' 9" max

Inner Hall

Bedroom 1 - 11' 11" x 9' 10"

Bathroom - 11' 10" max x 5' 8"

Bedroom 2 - 11' 11" x 8' 10"

Kitchen/ Diner - 19' 11" x 11' 11"

Council Tax Band - B

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.

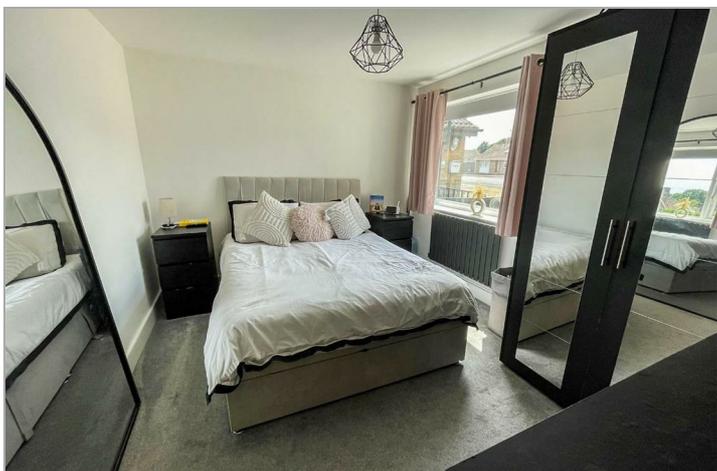
Tel: 01842 818282

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.

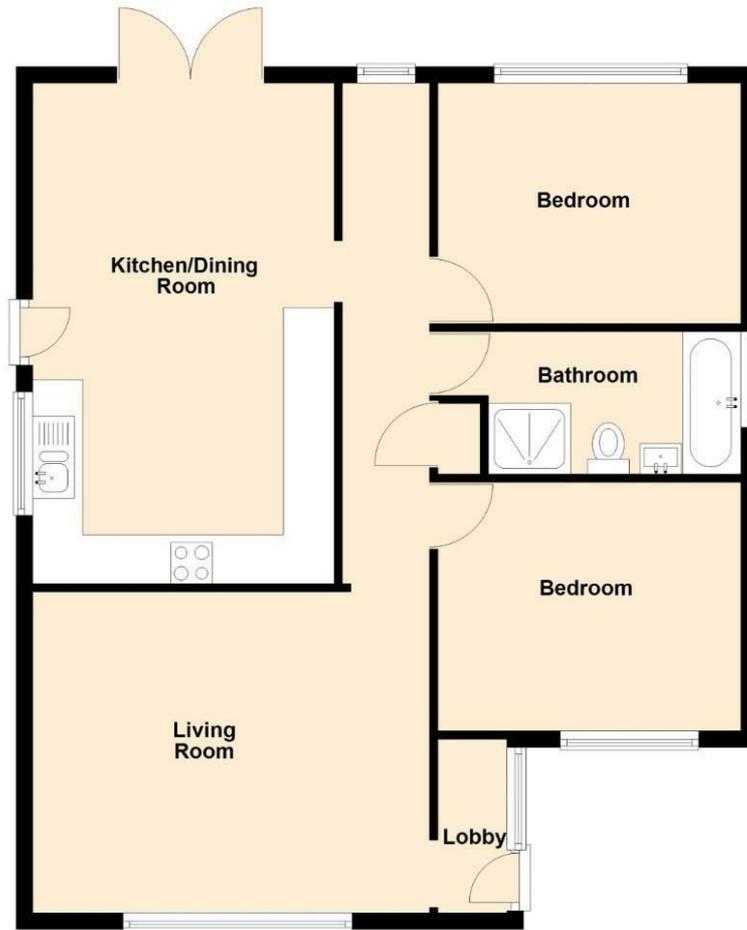
Items shown in photographs are not included unless they are detailed within the sales particulars.

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





### Ground Floor



### 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	A		
(92 plus)	B		82
(81-91)	C		
(69-80)	D		58
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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