



## Lakelands

, IP26

Guide price £550,000



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## Description

Found in the charming village of Hockwold, this impressive detached residence offers a splendid opportunity for those seeking a spacious family home, with access to and part ownership of a private lake found beyond the rear garden! Set within a desirable cul-de-sac, the property boasts an expansive and versatile range of living space, making it ideal for both entertaining and comfortable family living.

Upon entering, you are greeted by three well-appointed reception rooms, including a welcoming lounge, a formal dining room, and a delightful conservatory that invites natural light and views of the surrounding garden. The study provides a quiet space for work or relaxation, while the kitchen/breakfast room is perfect for casual dining and family gatherings. A convenient utility room adds to the practicality of this home.

The property features five generously sized bedrooms, ensuring ample space for family and guests. The master suite is particularly noteworthy, complete with a dressing area and a large en-suite bathroom, providing a private retreat. The second bedroom also benefits from its own en-suite, adding to the comfort and convenience of this residence.

Set on a large plot, the garden is a true highlight, featuring both a patio and lawned area, with a rear gate leading to a secluded lake, that enhances the tranquil atmosphere of the property.

The double garage and driveway offer plenty of parking space, while the oil-fired central heating ensures warmth and comfort throughout the year.

This home is offered with no onward chain, making it an attractive proposition for those looking to move swiftly. With its blend of space, comfort, and picturesque surroundings, this property in Hockwold is not to be missed.

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

## Measurements

Entrance Hall

Cloakroom

Lounge - 21' 3" x 12' 3"

Conservatory

Dining Room - 12' 5" x 10' 8"

Kitchen/ Breakfast Room - 15' 10" max x 15' 6"

Utility - 8' 3" x 7' 3"

Study - 11' 6" x 7' 10"

Stairs to first floor landing

Bedroom 1 - 16' 10" x 15'

Dressing Room

En- Suite - 11' 6" x 8' 6"

Bedroom 2 - 11' 11" x 10' 1" plus wardrobes

En- Suite

Bedroom 3 - 11' 7" x 10'

Bedroom 4 - 10' max x 9' 1" max plus wardrobe

Bedroom 5 - 8' 8" x 7' 3"

Bathroom - 8' 7" x 5' 7"

Double Garage

Tel: 01842 818282

Council Tax Band - F

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                     |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (70-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not energy efficient - higher running costs                     |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| 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 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](mailto:INFO@MOLYNEUXESTATEAGENTS.CO.UK) [WWW.MOLYNEUXESTATEAGENTS.CO.UK](http://WWW.MOLYNEUXESTATEAGENTS.CO.UK)