



Boundary Road

Hockwold, IP26

Price £350,000



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Description

Found in the sought after village of Hockwold in Norfolk, this established detached bungalow is extremely well presented throughout, with sealed unit UPVC doors and windows, plus an oil fired central heating system.

The property is accessed via a welcoming entrance hall, with a long inner hall running from one end of the bungalow to the other, with three built in airing/ storage cupboards. The hall opens to a useful cloakroom/ W.C as well as leading to the modern kitchen, which has a range of wooden wall and base units, as well as an inset ceramic sink and drainer, plus space for a Range cooker with an extractor fitted over. The kitchen has a window looking out to the garden, plus an external side door to the driveway. The kitchen opens to the useful utility room, which provides an additional sink plus extra cupboard space, as well as space for both a washing machine and fridge freezer. The utility is home to the oil fired boiler, and has a window to the front aspect.

The lounge and dining room both have wood effect laminate flooring, as does the entrance/ inner hall. The dining room is found at the front of the home with an attractive bay window, whilst the lounge has a window and patio doors opening to the rear garden. The lounge also boasts an open fire place with an attractive brick surround, with a marble mantel and hearth.

The bungalow has four double bedrooms, three of which boast built in double wardrobes, and all bedrooms are conveniently located to the one side of the bungalow, with the family bathroom found between them. The bathroom comprises of a bath with shower attached, W.C and wash hand basin with fitted units, plus a heated towel rail and a side window.

Externally there are gardens to the front and rear, both predominantly laid to lawn, with some mature shrubs and hedging, plus an adjacent shingled driveway providing off road parking in front of the larger than average brick built garage.

The garage measures 22' 10" deep x 10' 4" width, with a pitched roof, and power and light connected. With a metal up and over door to front, plus a personal door opening to the rear garden, which features a patio area just outside of the lounge doors.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

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Measurements

Entrance Hall

Cloakroom

Lounge - 17' 3" x 12' 9" max

Dining Room - 12' 5" x 9'

Kitchen/ Breakfast Room - 15' 10" x 9' 10"

Utility Room - 8' 11" x 5' 1"

Bedroom 1 - 12' 10" x 9' 11" with built in wardrobe

Bedroom 2 - 10' 4" plus door recess x 8' 11" with built in wardrobe

Bedroom 3 - 9' 11" plus door recess x 9' 10"

Bedroom 4 - 12' 10" x 7' with built in wardrobe

Bathroom - 8' 11" x 6' 10"

Garage - 22' 11" x 10' 4"

Tel: 01842 818282

Council Tax band - D

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.

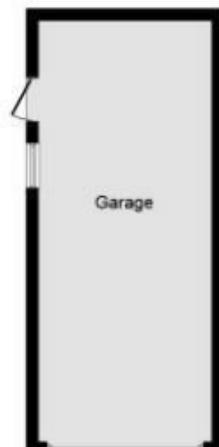
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





Floor Plan



Garage

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (F+ plus)				Very environmentally friendly - lower CO ₂ emissions (A)	
(B1-91)	A			(B1-91)	B
(B1-60)	B			(B1-60)	C
(D5-68)	C			(D5-68)	D
(D9-54)	D			(D9-54)	E
(D1-38)	E			(D1-38)	F
(F1-20)	F	47	76	(F1-20)	G
Not energy efficient - higher running costs (G)				Not environmentally friendly - higher CO ₂ emissions (G)	
		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales				England & Wales	

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.

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