



## South Street

Hockwold, IP26

Price £270,000

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## Description

This superb detached bungalow is available with NO ONWARD CHAIN and enjoys a popular VILLAGE LOCATION within the Norfolk village of Hockwold.

Upon entering the bungalow you will find a welcoming entrance hall which includes an airing cupboard housing the hot water cylinder and boiler cupboard housing the oil fired boiler. There is a commodious lounge featuring an attractive fireplace in addition to a fully fitted kitchen/ dining room which offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated fridge freezer and cooker with extractor hood fitted over as well as additional space for appliances and space for a dining table.

The internal accommodation is concluded by three double bedrooms which all include built in wardrobes, a modern family bathroom plus an en suite shower room. The family bathroom comprises W.C., wash hand basin, heated towel rail and jacuzzi corner bath whilst the en suite boasts a W.C., wash hand basin, heated towel rail and shower.

The property enjoys ample off street parking in the form of a driveway as well as single garage with an up and over door to the front. There is a side access gate which leads into the rear and side gardens which are laid to lawn.

## Measurements

Lounge - 21'2" max x 14'5" max

Kitchen/ Dining Room - 13'8" max x 9'9" max

Bedroom - 13'8" max x 12'9" max

Bedroom - 12'1" x 11'10"

Bedroom - 13'5" x 9'8"

Family Bathroom - 9'9" max x 9'1" max

En Suite - 9'1" x 3'1"

## Agents Note

This property is served by Septic Tank drainage.

There is a Tree Preservation Order (TPO) on the Walnut tree within the front garden.

Council Tax Band - Kings Lynn & West Norfolk, C.

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.

Tel: 01842 818282



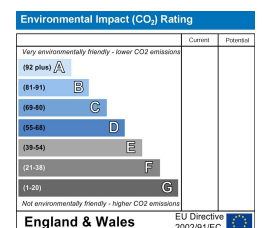
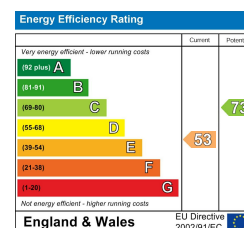


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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.

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)