MOLYNEUX
ESTATE AGENTS



College Road

Hockwold, IP26

Guide price £290,000

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Description

Tucked away in the charming village of Hockwold, this beautifully presented detached home on College Road offers a perfect blend of comfort and modern living. With a guide price of £290,000 to £300,000, this property is an excellent opportunity for those seeking a serene lifestyle in a sought-after cul-de-sac.

The bungalow features open plan, versatile living space, providing ample space for relaxation and entertaining. The open plan lounge, dining room, and snug area create a warm and inviting atmosphere, enhanced by patio doors that lead directly to the landscaped rear garden.

The property boasts three well-appointed bedrooms, ideal for families or those wishing to have a guest room. The recently fitted kitchen and shower room are designed with modern aesthetics and functionality in mind, ensuring that daily living is both convenient and enjoyable. Additionally, the air source heating system, along with sealed unit UPVC windows and doors, contributes to energy efficiency and comfort throughout the year.

Parking is a breeze with the block paved driveway, complemented by a garage for extra storage or secure parking. The beautifully landscaped gardens at both the front and rear of the property provide a delightful outdoor space for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

Situated in a popular Norfolk village, this stunning home is an ideal retreat for anyone looking to embrace the charm of rural living while still being within reach of local amenities. Don't miss the chance to make this superb property your own.

Measurements

Entrance Porch

Lounge - 15' 6" x 13' 7"

Dining Room - 13' 3" x 9' 11"

Study/ Snug - 9' 10" x 9' 1"

Kitchen - 11' 5" x 11'

Inner Hall

Shower Room - 7' 10" x 5' 5"

Bedroom 1 - 14' 11" plus door recess x 8' 9"

En- Suite W.C

Bedroom 2 - 9' 10" x 7' 11" plus 8' 6" x 7' 11"

Bedroom 3 - 18' 3" x 10' 8" max sloped

Agents Note

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. 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.







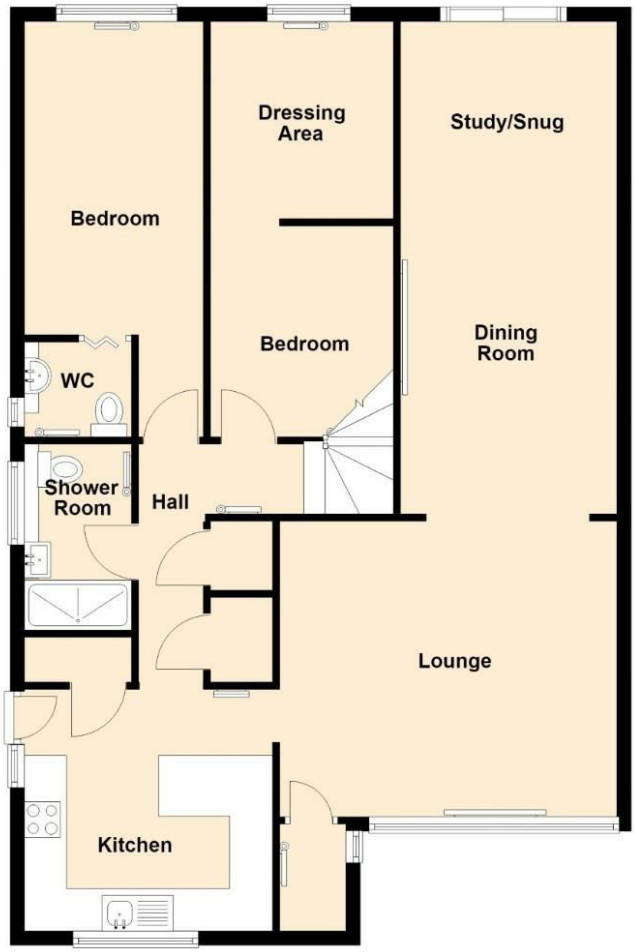




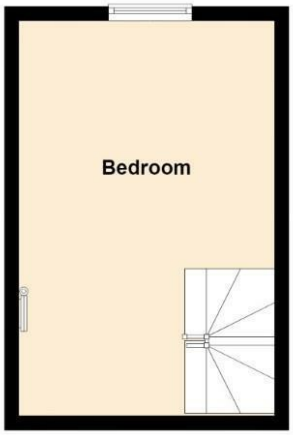




Ground Floor

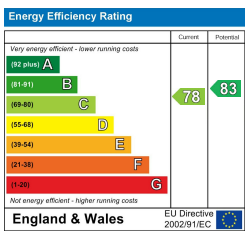


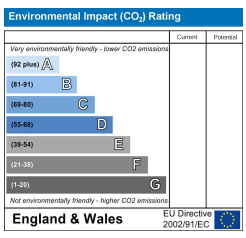
First Floor



Viewing

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





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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