



Mill Drift

Hockwold, IP26

Offers over £400,000

5 2 3 E



Mill Drift

Hockwold, IP26

Offers over £400,000



Description

Molyneux Estate Agents are excited to present this detached, family home found on the edge of Hockwold, in Norfolk.

The property occupies a generous plot, and enjoys wrap around gardens, as well as open field views to the rear. There is a double garage, plus ample off street parking on the shingled driveway.

The accommodation is spacious and versatile throughout, accessed by a welcoming entrance porch and inner hall. The ground floor comprises both a lounge and dining room, with the diner opening to an added garden room. This 28' foot wide room enjoys views over the garden, and boasts recently fitted French doors. The lounge has an open fire place whilst the dining room also has a feature brick fireplace.

There is a spacious kitchen/ breakfast room with built in cooker and inset ceramic sink and drainer. The kitchen opens to a further utility room, providing space for appliances, as well as housing the oil fired boiler. A ground floor bedroom and shower room complete the downstairs.

Upstairs the landing opens to four bedrooms and the family bathroom. The master bedroom enjoys dual aspect and built in wardrobes, whilst the second bedroom also has a built in wardrobe plus a superb view of the open fields behind the home.

The gardens are predominantly lawned with some mature trees. There is a patio area at the rear of the home ideal for dining and entertaining.

Bursting with potential and offered with no onward chain, this fantastic family home truly must be viewed. Contact Molyneux Estate Agents to arrange.

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Porch & Hall

Lounge - 18' 10" x 12' 2" max

Dining Room - 11' 8" x 17'

Garden Room - 28' 6" x 12' 2" max

Kitchen - 15' 8" x 12' 5"

Utility - 15' 8" x 5' 9"

Shower Room - 9' 4" max x 6' 1" max

Ground floor Bedroom - 14' 8" x 12' 8"

Stairs to first floor landing

Bedroom 1 - 16' 2" to front of wardrobe x 12' 3" max

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

Bedroom 3 - 11' 7" x 8' 10"

Bedroom 4 - 11' 7" x 8' 3"

Bathroom - 8' 1" x 8' max

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.

Tel: 01842 818282

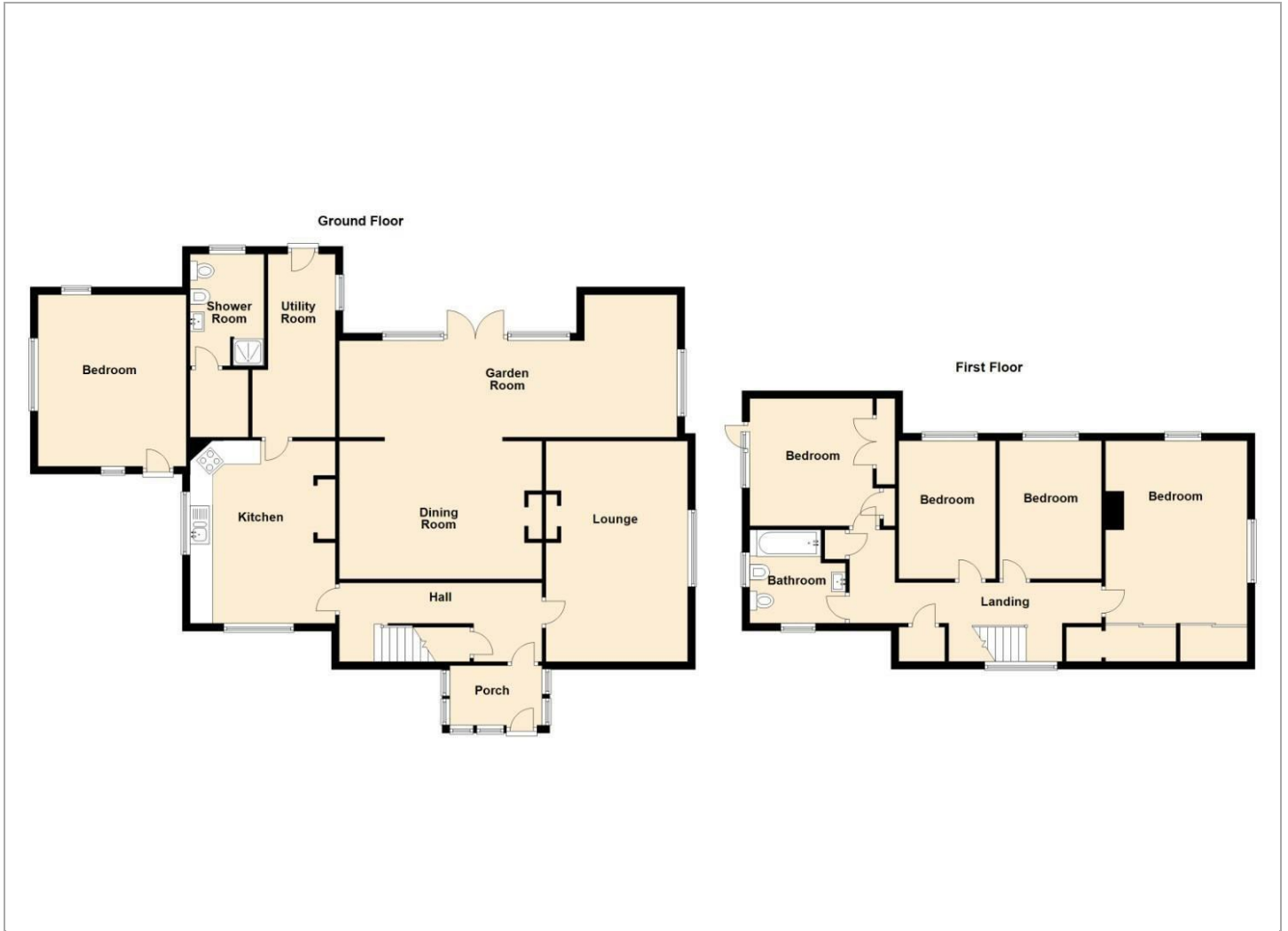
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

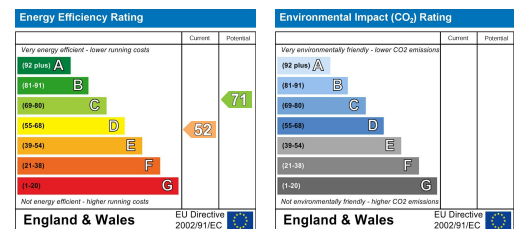
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

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



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 WWW.MOLYNEUXESTATEAGENTS.CO.UK