



121 Main Street  
Hockwold, Norfolk IP26 4LX  
Guide Price £280,000

**shires**  
residential



**A rare opportunity to acquire a deceptively spacious semi-detached flint and brick built period property in the heart of this Norfolk village with gardens extending to 0.5 acres (sts) and offered for sale with no onward chain. EPC - TBC**

### Overview

This semi-detached flint and brick built period property offers deceptively spacious accommodation throughout with gardens extending to 0.5 acres (sts). The accommodation on offer includes lounge, dining room, kitchen, conservatory, two downstairs bedrooms, two first floor bedrooms, shower room, family bathroom and cloakroom. Also to the downstairs there are two storage barns with future potential of increasing the living space if required (subject to usual planning and consents). Outside the property has a shared driveway leading to the carport, the rose garden and rear field. The property benefits from oil fired radiator heating, views to farmland at the rear and the church to the front. An early viewing is recommended.

In further detail the accommodation comprises:-

Part glazed door opens to:

### Entrance Hall

With radiator; tiled flooring; turning stair to first floor; under stair storage; window to front; doors to:

### Lounge

With two radiators; inglenook fireplace housing multi fuel burning stove; storage cupboard; window to front; archway to:

### Dining Room

With radiator; tiled flooring; French doors opening to garden; door to:

### Kitchen

With a fitted range of base units and

drawers with work surfaces over to two sides; inset stainless steel with tiled splash back; wall units; built in eye level oven; gas hob; spaces for washing machine, tumble dryer and fridge/freezer; floor mounted oil fired boiler; windows to side and rear; door to:

### Conservatory

With polycarbonate ceiling; windows to two sides; French doors opening to garden; passage way between kitchen and barn.

### Bedroom Two

With radiator; laminate flooring; window to front.

### Bedroom Three

With radiator; laminate flooring; loft access; decorative window to hall; window to side.

### Walk In Shower Room

With radiator; wall mounted wash hand basin; tiled shower tray with curtain; window to front.

### Cloakroom

With a white suite comprising low level w.c; wall mounted wash hand basin; part tiled walls; radiator; window to side.

### First Floor Landing

With loft access; window to front; doors to:

### Bedroom One

With radiator; exposed floor boards; window to front.

### Bedroom Four

With radiator; window to rear.

### Family Bathroom

With a white suite comprising panel enclosed bath with mixer tap and shower attachment over; low level w.c; wash hand basin; part tiled walls; radiator.

### Outside

The front of the property is enclosed by a low level brick wall with gated access leading to the front door and a shallow cottage style garden. To the right hand side of the property there is the shared driveway which leads to the rear of the property. The formal garden to the rear of the property has an initial paved patio and decked area adjacent to the conservatory with a small fish pond, access to the barn and oil tank. The remainder of the formal garden is laid to lawn with mature well stocked borders to one side. This then leads to the carport. Beyond the carport is a further storage area and carport which opens onto the rose garden.

The rose garden is predominantly laid to lawn with a selection of mature trees and roses. A hedge divides the rose garden from the rear field which is laid to grass enclosed by walnut trees to one side and fencing to the other. The field enjoys views to the farmland at the rear and this is where you will find the single detached garage. As previously mentioned the overall plot is 0.5 acres (sts).

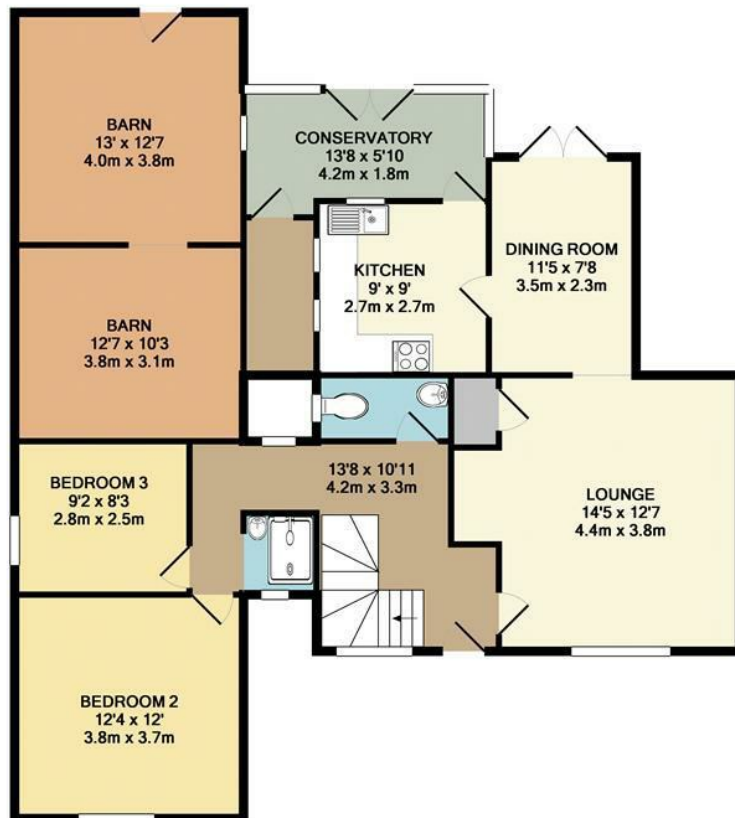
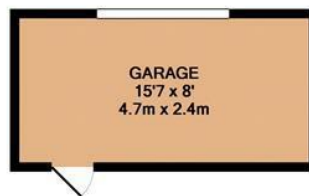
### Barns

With power and lighting within; water connected; dividing wall; small window to conservatory.

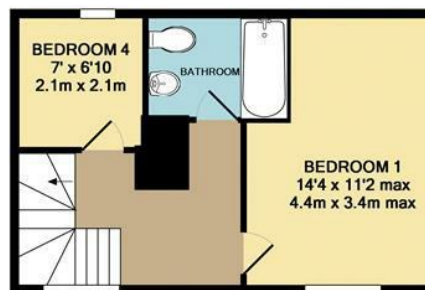
### Garage

With metal up and over door; windows to two sides; personal door; power and lighting within; water connected.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1253 SQ.FT.  
(116.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1562 SQ.FT. (145.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	19	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



