





# Avening Vicarage Road

Great Hockham, IP24 1PE

Delighted to present this three Bedroom Detached Bungalow located in the highly sought-after area with breathtaking paddock views. This property boasts a spacious lounge/diner, a modern shower room, and a separate W/C, making it a perfect home. The generous rear garden, along with the large gated driveway and single garage, adds to the convenience this property offers. Chain-free, this home is ready and waiting for its new owners to make it their own. Don't miss out on this opportunity, call now to view!

Council Tax band: D

Tenure: Freehold

## Hallway

5' 9" x 14' 5" (1.76m x 4.40m)

Doors to lounge/diner, kitchen, all bedrooms, shower room, separate WC, and airing cupboard housing the hot water cylinder, loft hatch and radiator.

## Lounge/Diner

16' 10" x 22' 1" (5.14m x 6.72m)

Two windows to front, two radiators, carpet flooring, brick fire surround, wall paneling and door to kitchen.







### **Kitchen**

10' 4" x 10' 7" (3.15m x 3.22m)

Window to side, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and vinyl flooring. Space for freestanding cooker with cooker hood over, washing machine and under counter fridge. Doors to two pantry style cupboards, further door to boiler cupboard housing the oil fired boiler and door to side porch leading to the driveway and garage.

### **Bedroom 1**

9' 11" x 11' 6" (3.03m x 3.51m)

Sliding patio door with side light window to the rear garden, radiator, carpet flooring and built in wardrobes.

### **Bedroom 2**

9' 8" x 10' 10" (2.94m x 3.31m)

Window to side, radiator and built in wardrobes.

### **Bedroom 3**

10' 10" x 8' 0" (3.30m x 2.45m)

Window to rear, radiator and carpet flooring.

### **Bathroom**

5' 5" x 5' 8" (1.66m x 1.72m)

Window to side, large shower cubicle with electric shower over, vanity style wash basin with storage under, radiator, wall panels and vinyl flooring.

### **WC**

2' 9" x 5' 1" (0.83m x 1.55m)

Window to side, low level WC and vinyl flooring.

### **Porch**

21' 0" x 3' 8" (6.39m x 1.12m)

Two windows to side, window to front, carpet flooring and doors to garage and side door leading to the driveway.





Front Garden

The front garden is mainly laid to lawn with a beautiful array of mature plant borders, secure by fencing with pathways leading to the front and side doors.

Rear Garden

The beautiful rear garden opens to a large patio area to the immediate rear, with stunning views over the paddocks to the side. The rest is mainly laid to lawn with mature plant boarders, oil tank, door to garage and gates returning to the front.

Driveway

The property offers gated off road parking with large driveway leading to the single garage.

Garage

Up and over door to front, power and lights connected, window to rear and doors to porch and rear garden.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,161.35 per annum for 2024/25.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson’s Estate Agents 01842 755422.

Financial Advice

Lawson’s Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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