



St Andrews Close, Holme Hale, IP25 7EH

welcome to

St Andrews Close, Holme Hale

A well presented and spacious 2 double bedroom detached bungalow, located in the semi-rural village of Holme Hale. Boasting a lovely enclosed and completely private rear garden, eye-catching frontage with ample off-road parking and a car port, lounge /diner with inset wood burning stove and more!!



Accommodation:

UPVC part double glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, storage cupboard, UPVC double glazed fixed side panel window to the front, doors opening to all rooms

Lounge / Diner

21' 11" x 19' 11" max (6.68m x 6.07m max)

Inset wood burning stove with tiled hearth, radiator, television point, carpet flooring, two UPVC double glazed windows to the front aspect.

Kitchen

10' 4" x 8' (3.15m x 2.44m)

A range of shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, built-in electric oven and ceramic hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, wooden flooring, UPVC double glazed window to the side aspect.

Bedroom 1

11' 1" x 10' 8" (3.38m x 3.25m)

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to rear aspect

Bedroom 2

10' 11" x 9' 8" (3.33m x 2.95m)

Radiator, carpet flooring, UPVC double glazed window to rear aspect

Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, bath with mixer tap and mains connected shower, fitted bathroom cabinet, part tiled walls, radiator, wooden flooring, two UPVC double glazed window to the side aspect.

Outside

The bungalow benefits from a large front garden with a selection of plants to the side, a large

brickweave driveway covers the front and continues to the car port, part of the front has been laid to attractive stone for ease and low maintenance. The property also benefits from solar PV panels.

Gated side access leads to the enclosed and well-tended rear garden, which is laid partly to lawn with a paved patio seating areas and a pathway around the garden, a further decked seating area is available, the beautiful garden is interspersed with a variety of plants and flowers. Outside lighting, a bird box and the oil tank complete the rear garden.

Location

The peaceful village of Holme Hale is located approximately 6 miles from the historic market town of Swaffham and 10 miles from Dereham. Holme Hale boasts a church and village hall, which hosts several active clubs. Holme Hale is also on a regular bus route with the neighbouring village of Necton, which is well serviced with a grocery store/Post Office, Co Op store, Costa, Butchers, car repair garage, public house/restaurant, social club and playing field. There are also two Doctors surgeries, which are linked to the Swaffham surgeries, and a village Primary School.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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St Andrews Close, Holme Hale

- GUIDE PRICE £260,000 - £280,000
- 2 double bedroom detached bungalow
- Presented in excellent condition throughout
- 'L' Shaped lounge/diner with inset wood burning stove
- Fully enclosed and private rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000



directions to this property:

Leave Swaffham via Norwich Road and at the round-a-bout with McDonalds, take the third exit onto the A47 towards Norwich. After approximately 2 miles, turn right into the village of Necton and proceed through the village and into Holme Hale. Once in the village of Holme Hale, bear around the right hand bend and continue along Cook Road where the property can be found on the the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110817 - 0005

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