



School Road, Holme Hale, Norfolk, IP25 7DP

welcome to

School Road, Holme Hale, Norfolk

A well presented and well-proportioned 3 bedroom semi-detached family home, located in a non-estate position within the peaceful village of Holme Hale. Boasting a large open-plan lounge/dining room, 15' kitchen, extremely generous front and rear gardens with brick-built outbuildings and more!!



Accommodation:

UPVC part glazed external entrance door opening to:

**Open-Plan Lounge/ Dining Room
Lounge Area**

13' 3" x 10' (4.04m x 3.05m)

Radiator, television point, loft access, UPVC double glazed window to the front aspect, open-plan to:

Dining Area

16' max x 11' 1" (4.88m max x 3.38m)

Door to staircase rising to the first floor landing with under-stairs storage cupboard, radiator, UPVC double glazed window to the front aspect, door opening to:

Kitchen

15' 11" max narrowing to 10' 3" min x 9' 7" max (4.85m max narrowing to 3.12m min x 2.92m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven with extractor hood over, plumbing for washing machine, plumbing for dishwasher, floor mounted oil fired central heating boiler, space for fridge-freezer, ceramic tiled flooring, inset ceiling spotlights, two UPVC double glazed windows to the rear aspect, UPVC part glazed external entrance door opening to the rear garden, door opening to:

Ground Floor Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Suite comprising low level w.c, hand wash basin and panelled bath with mixer taps and shower screen over, tiled walls, heated towel rail, tiled flooring, UPVC double glazed obscure glass window to the side aspect.

First Floor Landing

Doors opening to all bedrooms.

Bedroom 1

15' 11" x 9' 7" (4.85m x 2.92m)

Built-in storage wardrobe, feature fireplace with

decorative surround, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

11' 3" x 6' 11" (3.43m x 2.11m)

Airing cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Outside

To the front of the property, there is a large gravelled area, accessed via an undropped kerb. This is bordered by hedging, giving a good degree of privacy from the side aspects.

The rear garden, which is a particular feature of the property, is larger than expected, being laid mainly to lawn, interspersed with numerous stocked borders, ornamental trees, shrubs and hedging. Behind the property, there is a shingle patio seating area, two built-built storage sheds and a further timber garden storage shed (with power and light connected). There is also a covered patio seating area, which would be ideal for Al' Fresco dining.

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, Asda, Costa, Butchers, car repair garage, public house/restaurant (temporarily closed), 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 band will be reviewed and may be subject to change.



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welcome to

School Road, Holme Hale, Norfolk

- Well presented 3 bedroom semi-detached family home
- Non-estate, central village location
- Large enclosed rear garden
- Spacious gravelled driveway (accessed via an undropped kerb)
- Generous open-plan lounge/dining room and 15' fitted kitchen

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109417 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, proceed straight over onto Mangate Street. Follow the road around the right hand bend and on the left hand bend with Lydney House Hotel, turn right onto North Pickenham Road. Follow this road for approximately 4 miles into the village of Holme Hale and onto Station Road. At the junction with the Holme Hale village sign, bear left onto School Road. The property will be found further along on the left hand side, identified by our William H Brown 'For Sale' board.



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