

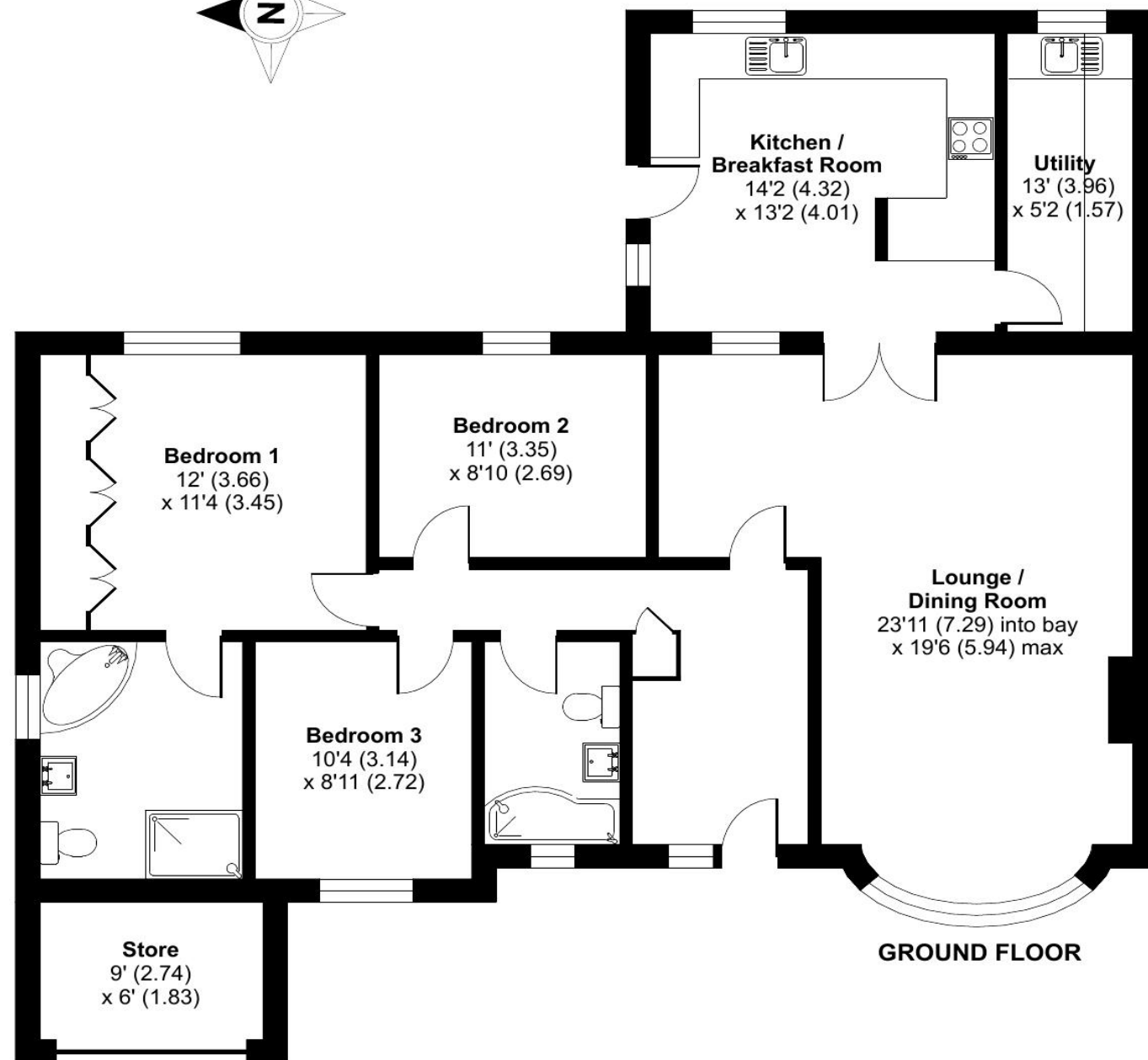
Woodlands, Cook Road, Holme Hale, Thetford, IP25

Approximate Area = 1280 sq ft / 119 sq m

Store = 53 sq ft / 5 sq m

Total = 1333 sq ft / 124 sq m

For identification only - Not to scale



GROUND FLOOR



Cook Road, Holme Hale, Thetford, IP25 7DJ

Chain Free!

Extremely well presented, spacious, detached three bedroom bungalow situated with far reaching countryside views to the rear. This superb property offers en-suite, kitchen/breakfast room, utility room, gardens, parking and UPVC double glazing.

Guide Price £400,000 - £425,000 Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1265596



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Situated in the popular Norfolk village of Holme Hale with uninterrupted views of open countryside views to the rear, Longsons are delighted to bring to the market this extremely well presented, spacious, detached three bedroom bungalow. This superb property offers large spacious living room/dining room, luxury en-suite bathroom, log burning stove, kitchen/breakfast room, utility room, parking and UPVC double glazing. Surrounded by front and rear gardens and enjoying a tranquil setting, the home provides the perfect blend of countryside charm and practical living space. Ideal for both families or Downsizing in comfort

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility room, three bedrooms, en suite bathroom, family bathroom, parking, gardens, oil fired central heating and UPVC double glazing. The property benefits from HIVE controlled heating allowing individual room control/temperature.

HOLME HALE
Necton approx 1.1 miles, Swaffham approx 5.2 miles
Situated in rural West Norfolk, Holme Hale village amenities include a village hall, playing field, church and bus service to neighbouring towns and villages. Approx 1.1 miles away is the neighbouring village of Necton with further amenities including shop, doctors surgery, post office, butchers, primary school and sports ground. Approx 5.2 miles away lies the market town of Swaffham with all the expected town amenities including a Waitrose and other supermarkets, restaurants, secondary school, shops etc. The A47 is easily accessible with the City of Norwich and Kings Lynn town both being within commutable distance.





Entrance Hall

A spacious and welcoming entrance hall, providing a bright and airy first impression of the home. The hallway features low level built in units, housing the broadband/ Wifi router, HIVE hub and storage space. two built in cupboards, one of which housing hot water tank and shelving. There is also a convenient access to the loft area, providing even more potential storage options UPVC double glazed entrance door to front, UPVC double glazed window to front aspect

Lounge/Dining Room 23'11" (7.29m) Into Bay x 19'6" (5.94m) Max

Impressive and inviting lounge/dining room area, offering generous proportions ideal for both relaxing and entertaining. At its heart is a brick built fireplace housing an inset log burning stove that adds warmth, character and a cozy ambiance. Complementing this, two well-positioned radiators ensure an even and efficient distribution of heat throughout. with ample space for comfortable seating and a full-sized dining table, the room enjoys plenty of natural light.

Kitchen/Breakfast Room 14'2" (4.32m) x 13'2" (4.01m)

A spacious and beautifully appointed kitchen/breakfast room featuring a range of floor and wall-mounted units with quartz worktop and breakfast bar, offering generous storage and workspace. The kitchen is equipped with high quality integrated appliances including a full high fridge, full height freezer, dishwasher, an additional integrated under counter fridge and wine fridge. Ceramic one and a half bowl sink unit with mixer tap and waste disposal unit, large LPG gas 6 burner Range style cooker with double ovens, grill with extractor hood over. The room is finished with tiled flooring and benefits from a large double glazed rear window framing stunning views over open countryside and UPVC window and door to side aspect filling the space with natural light.

Utility Room 13'0" (3.96m) x 5'2" (1.57m)

A well designed utility room fitted with matching wall and floor units topped quartz worksurface offering practicality and style. It features a stainless steal sink and drainer with a mixer tap, along with designated space and plumbing for a washing machine. The room also houses the oil fired boiler, neatly intergrated to maintain a tidy layout. A UPVC double glazed window to rear provides natural light while the tiled floor ensures durability and easy maintenance.

Bedroom One 12'0" (3.66m) x 11'4" (3.45m) To Wardrobe

A generously proportioned main bedroom enjoying stunning open countryside views, Large UPVC window fills the space with natural light. Thoughtfully designed floor to ceiling wardrobes provide extensive storage, incorporating hanging space, drawers and shelving offering both functionally and clean uncluttered space.





En-suite Bathroom

A luxurious and spacious en-suite bathroom, beautifully appointed with high-end fixtures and finishes comprising double ended bath, complete with freestanding water outlet and stylish wall mounted controls. A large double shower cubicle features a rainfall shower head, a separate hand shower attachment and wall mounted shower jets. The wash basin is housed in a fitted cabinet with wall mounted controls with mirror lights above. A closed coupled WC and a large built in cupboard, offering excellent storage. ladder style heated towel rail radiator. Underfloor heating provides added comfort, and the entire room is fully tiled.

**Bedroom Two
11'0" (3.35m) x 8'10" (2.69m)**

Currently utilised as a cosy snug/sitting room, it features a large UPVC window with delightful views over open countryside, allowing natural light to flood the room

**Bedroom Three
10'4" (3.15m) x 8'11" (2.72m)**

A well-sized third bedroom, featuring large windows that overlook the front of the house. The room is bright and airy.

Bathroom

A well appointed family bathroom, featuring a stylish P- shaped bath with shower screen. The wash hand basin is set within fitted cabinet, providing handy storage underneath and mirror with light above. Partially tiled walls and a fully tiled floor. A ladder style towel radiator adds both a functional and decorative touch. Obscure glass UPVC window to front aspect

Outside Front

The Front garden laid to lawn and boarded with flower beds. A brickweave driveway offers ample off road parking, while outside lights enhance the property and provide added security. A wall encloses the main lawn/flower bedded area, Access to the rear garden.

Store

Originally a garage, this space has been thoughtfully converted into additional accommodation. At the front, approximately a quarter of the former garage has been retained as a practical store area, complete with shelving for convenient storage

Rear Garden

The terraced rear garden offers a tranquil outdoor space, with lawned area that backs onto open farmland, providing a peaceful and private outlook. A large paved patio seating area with complementary outside lights. The garden also features a wooden garden shed for additional storage, as well as outside taps and power for convenience. A large log store provides ample space for firewood. Access to the front of the property.

Agents Note

EPC rating D59 (Full copy available on request)
Council tax band D (Own enquiries should be make via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Three Bedrooms
- Luxury En-suite Bathroom
- Energy Efficiency Rating D59
- Countryside Views to Rear
- Kitchen/Breakfast Room
- Oil Fired Central Heating
- UPVC Double Glazing
- Log Burning Stove
- Utility Room

