



School Road, Holme Hale, Thetford, IP25 7DP

welcome to

School Road, Holme Hale, Thetford

An extremely well-proportioned 5/6 bedroom home, which in recent years has undergone an extensive programme of improvement, extension and enhancement to provide well-appointed, versatile accommodation, set within a non-estate village setting with stunning countryside views to the rear.

We are excited to offer to the market this beautifully presented 5/6 bedroom end-terraced family home, situated in this peaceful, non-estate location within the sought-after, semi-rural village of Holme Hale.

In brief, the ground floor accommodation comprises; entrance hall, dual aspect sitting room with wood burner, formal dual aspect dining room, stunning fitted kitchen/breakfast room with central island and some integrated appliances, separate utility room, garden room with French doors to the rear garden and a versatile room, currently used as a playroom but ideal as a guest bedroom with its en suite wet room. This is complemented on the first floor by the master bedroom with Juliet style balcony (offering stunning countryside views) and en suite shower room, four further great sized bedrooms and a four-piece luxury family bathroom.

Coupled with this, the property is heated via an LP gas fired central heating system with solar panels to boost hot water and UPVC double glazed windows throughout. Outside, there is off-road parking for several vehicles to the front aspect and boasts a generous, established mainly lawned rear garden with far-reaching countryside views.

This versatile accommodation may suit multi-generational living or a large family, with an internal inspection highly recommended to fully appreciate the accommodation and location offered for sale.

Accommodation:

Canopied storm porch with part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, door opening to the formal dining room, further door opening to:

Sitting Room

16' 6" x 11' 7" (5.03m x 3.53m)

Feature fireplace with inset wood burner, tiled hearth and Bressummer beam over, radiator, carpet flooring, television point, wall lighting, dual aspect with UPVC double glazed window to the front and UPVC double glazed French style doors opening to the rear garden.

Formal Dining Room

16' 6" x 11' 3" (5.03m x 3.43m)

Built-in larder cupboard, further under-stairs storage cupboard, radiator, wood effect laminate flooring, wall lights, inset ceiling spotlights, dual aspect with UPVC double glazed windows to the front and rear, doorway with steps leading down to:

Kitchen / Breakfast Room

20' 5" x 15' (6.22m x 4.57m)

A comprehensive range of wall and floor mounted fitted Shaker style kitchen units with light wood effect work surfaces over, inset ceramic 1 1/2 bowl sink and drainer with mixer tap, large matching central island and breakfast bar with work surfaces over, cupboards under and fitted wine rack, Range style oven (to remain) with extractor hood over, integrated dishwasher, space for American style fridge-freezer, built-in storage cupboard housing the LP gas fired central heating boiler, radiator, inset ceiling spotlights, ceramic tiled flooring, UPVC double glazed window to the front aspect, UPVC part glazed external entrance door opening to the side aspect, open-plan square arch to:



Garden Room

10' 6" x 5' 10" (3.20m x 1.78m)

Radiator, ceramic tiled flooring, UPVC double glazed French style doors opening to the rear garden, door opening to the playroom/guest bedroom, further door opening to:

Utility Room

10' x 5' 10" (3.05m x 1.78m)

A range of matching wall and floor mounted fitted Shaker style kitchen units with light wood effect work surfaces over, inset circular stainless steel sink unit with mixer tap, plumbed in washing machine (to remain), space for tumble dryer, ceramic tiled flooring, UPVC double glazed window to the side aspect.

Playroom/ Guest Bedroom

14' 11" x 8' 2" (4.55m x 2.49m)

Radiator, herringbone effect flooring, UPVC double glazed window to the rear aspect, door opening to:

En Suite Wet Room

Suite comprising low level w.c, hand wash basin and wall mounted shower unit, part tiled walls, extractor fan, inset ceiling spotlights, UPVC double glazed window to the side aspect.

First Floor Landing

16' x 5' 6" (4.88m x 1.68m)

Loft access, inset ceiling spotlights, two UPVC double glazed windows overlooking the rear aspect, doors opening to all first floor bedrooms and the family bathroom.

Master Bedroom

18' 8" max x 14' 11" max (5.69m max x 4.55m max)

(Sloping ceiling) Radiator, television point, inset ceiling spotlights, carpet flooring, dual aspect with UPVC double glazed window overlooking the side and UPVC double glazed French style doors with UPVC double glazed side panels opening to the Juliet style balcony, which provides fine views over surrounding countryside to the rear aspect, door opening to:

En Suite Shower Room

(Sloping ceiling) Suite comprising low level w.c, vanity hand wash basin with storage under and shower cubicle, part tiled walls, heated towel rail, extractor fan, tiled flooring.

Bedroom 2

16' 2" x 10' 7" max narrowing to 7' 8" min (4.93m x 3.23m max narrowing to 2.34m min)

Built-in storage wardrobes, radiator, television point, UPVC double glazed window overlooking the front aspect.

Bedroom 3

16' 3" x 8' 9" (4.95m x 2.67m)

Built-in storage wardrobes, radiator, television point, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

11' 3" x 10' 6" (3.43m x 3.20m)

Built-in storage wardrobes, radiator, UPVC double glazed window overlooking the front aspect.

Bedroom 5

15' x 9' 5" (4.57m x 2.87m)

Radiator, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising traditional high level w.c, ornamental vanity hand wash basin with storage under, free-standing claw-foot roll-top bath and separate shower cubicle with inset tiling and shower unit, radiator, inset ceiling spotlights, tiled flooring, UPVC double glazed window overlooking the front aspect.

Outside

Despite the impressive size of this lovely home, the gardens still remain of good proportion.

The property is approached via an elevated shingle driveway, which provides off-road parking for several vehicles. Surrounding this, there is a stocked border area with formal lawn and a pathway leading to the side elevation, which also leads to the rear garden gate.

The rear garden is laid mainly to lawn with mature stocked border areas, paved patio seating area, garden storage sheds and workshop. As mentioned, the rear garden backs onto surrounding countryside, offering stunning views for the occupants.

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.

Directions

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 right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

School Road, Holme Hale, Thetford

- Versatile and well presented 5/6 bedroom home
- Non-estate, central village location
- Large enclosed rear garden with stunning countryside views and ample off-road parking
- Master bedroom with en suite and Juliet style balcony
- Luxury fitted 4-piece family bathroom
- Playroom/ground floor bedroom with en suite
- Sitting room, dining room, kitchen/breakfast room and garden room
- Solar panels, UPVC double glazed windows and LP gas radiator central heating

Tenure: Freehold EPC Rating: D

£375,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Property Ref:
SFM109521 - 0006

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