



**St Andrews Close, Holme Hale, Norfolk, IP25 7EH**



**welcome to**

## **St Andrews Close, Holme Hale Norfolk**

A well presented and spacious 2 double bedroom detached bungalow set back from the road, located in a quiet cul-de-sac position within this sought-after village. Boasting a lovely enclosed rear garden with views of the countryside and lovely frontage, together with a long driveway and garage!



**Accommodation:**

UPVC part double glazed external entrance door opening to:

**Lounge / Kitchen**

26' 1" x 21' 10" ( 7.95m x 6.65m )  
'L' shaped lounge kitchen

**Kitchen**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, built-in eye-level electric oven, ceramic hob with cooker hood over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, radiator, tiled flooring, UPVC double glazed window to the side aspect, UPVC external entrance door opening to the side aspect.

**Lounge**

Electric flame effect fireplace with timber surround, radiator, television point, carpet flooring, ceiling spotlighting, UPVC double glazed window to the rear aspect and UPVC double glazed sliding doors opening to:

**Conservatory**

9' 8" x 8' 2" ( 2.95m x 2.49m )  
Of UPVC construction with a brick built base, UPVC double glazed door to the rear garden

**Bedroom 1**

15' 11" max x 10' 6" ( 4.85m max x 3.20m )  
Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to front aspect

**Bedroom 2**

10' 6" x 8' 5" ( 3.20m x 2.57m )  
Radiator, carpet flooring, television point, UPVC double glazed window to front aspect

**Bathroom**

Suite comprising low level w.c, hand wash basin, bath with mixer tap and hand held shower attachment, fitted bathroom mirror, shower cubicle with electric shower over, part tiled walls, radiator, two UPVC double glazed window to the side aspect.

**Outside**

The property is set back from the road with a large lawned front garden and a selection of plants and trees, A long driveway leads to the front of the property, providing off-road parking and access to the garage and main entrance door.

Gated side access leads to the fully enclosed and well-tended rear garden, which is laid mainly to lawn with a paved patio seating area, the property benefits from far reaching field views enjoyed from the rear garden. A timber summerhouse and the oil tank are located here,

**Garage**

Power and lighting connected, up and over door to the front aspect, personal door opening into 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.

**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 villa 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. Take the next right hand turn onto St Andrews Close where the propoe will be found on the right hand side, identified by our Williar Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM109922](http://williamhbrown.co.uk/Property/SFM109922)



welcome to

## St Andrews Close, Holme Hale Norfolk

- Well presented 2 double bedroom detached bungalow
- Open plan lounge / kitchen flame effect fireplace
- Fully fitted kitchen with integrated dishwasher
- Fully enclosed and private rear garden with far reaching field views
- Long driveway & garage
- Oil fired radiator central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM109922](http://williamhbrown.co.uk/Property/SFM109922)



Property Ref:  
SFM109922 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**