





## 13 Cook Road

### Offers In Excess Of £485,000

A well presented and spacious four-bedroom detached chalet-bungalow situated in the sought-after village location of Home Hale. This property is ideally situated on a 0.23 Acre plot as well as boasting countryside views.

You are greeted with an entry leading to an entrance hall, there is a spacious living room with dual aspect windows and a separate dining room with double doors to patio. Further on, there is a modern fitted kitchen, of which is well complemented by a separate utility.

There are three double sized bedrooms plus one single sized, there are two double rooms to ground floor, with one benefitting from an en-suite shower room, with a family bathroom suite adjacent to the hallway. Upstairs, there is a single bedroom plus a very generous bedroom one, with countryside views plus an en-suite bathroom.

Outside, to the front, there is ample off-street parking, with capacity to park several vehicles, with room for a motorhome, caravan etc. Additionally, there is a laid to lawn grass area to side, that could very easily be incorporated into the back garden.

There is also a carport, plus a garage with an electric door. To the rear, is a landscaped garden, with side access, countryside views and a patio sitting area. There is also an insulated shed, that could be used as a home office/hobby room.





**Services** - Oil central heating. Mains water, drainage, and electricity are connected.

### Situation

Holme Hale is a Breckland village in Norfolk and is approx. 5 miles from Swaffham. Swaffham is a market town offering a range of independent and national retailers, shops and supermarkets, including Tesco and Waitrose. The village of Holme Hale is under 10 miles from Dereham which also offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connections.

### Directions

To find the property turn into Necton off the A47 and proceed down Tuns Road. Continue onto Hale Road and then onto Cook Road, where the bungalow will be found on the right hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0241.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



Approximate total area<sup>9)</sup>

1915.31 ft<sup>2</sup>  
177.94 m<sup>2</sup>

Reduced headroom

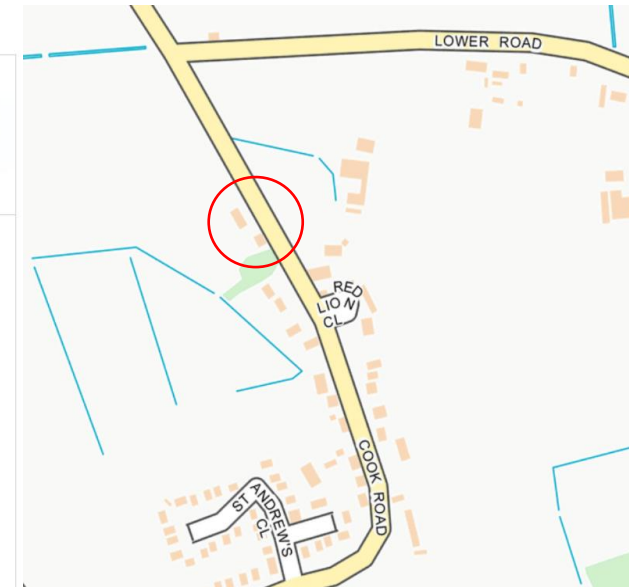
105.66 ft<sup>2</sup>  
9.82 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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