



The Woodlands, Cook Road

£370,000

An extended & very well presented three-bedroom detached bungalow ideally situated with countryside views in the quaint village location of Holme Hale. This property is ideal for those looking for quiet living with generous living space.

As you step into the property, you are greeted with a wide entrance hall that narrows into an inner hall with storage & airing cupboard. This leads to bedroom one with a range of fitted wardrobes and a stunning four-piece en-suite bathroom comprising of a walk-in shower, standing bath, WC and vanity wash basin. Next, are two more bedrooms of which are double and single sized respectively, which are serviced by a family bathroom suite.

The main living space is an open plan living/dining room that is complemented by a log burner and bay window. Due to the room shape, there is also a study space. Further on, there is a bespoke fitted kitchen with a range of fitted units at base & eye level that are complemented with a quartz worktop. There is also a separate utility room with plumbing for a washing machine and fitted units.

Outside, to the front, is a private driveway that provides ample off-street parking that leads to a shallow garage used for light storage. There is an also a front garden area with laid to lawn grass, flowerbeds and shrubs. To the rear, is a tiered garden with a generous patio area with steps leading to a raised grass area with open countryside views.



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 independant and national retailers, shops and supermarkets, including Tescos 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 left hand side identified by a Parsons & Company 'For Sale' board.

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 AD0514.

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.





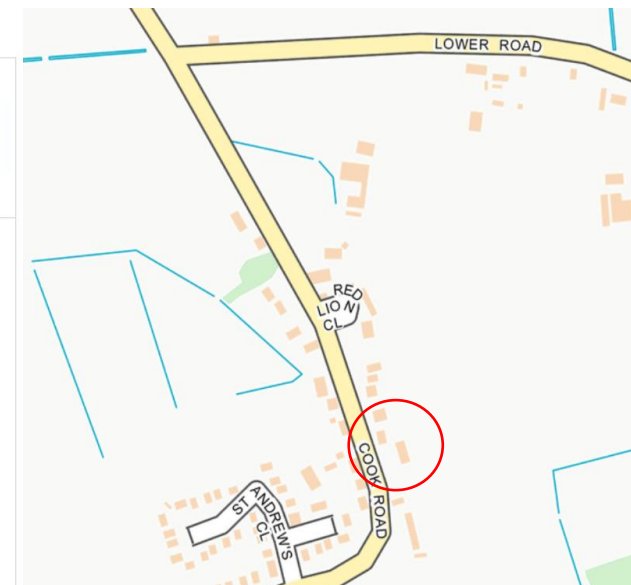
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Approximate total area^m
1237 ft²
114.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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