



Introducing
Hale House
Holme Hale

SOWERBYS

Hale House is an impressive five-bedroom detached home, finished to an exceptional standard throughout. Tucked away in a quiet cul-de-sac, this stunning family property offers a rare combination of space, style, and tranquillity.

The accommodation comprises five generous double bedrooms, including an en-suite to the principal bedroom, a shared Jack-and-Jill en-suite, a stylish family bathroom, and a ground floor cloakroom. Living spaces include a bespoke modern kitchen/dining room, spacious sitting room, open-plan summer room, separate office/study, and a utility room.

Upon entering, you're welcomed into a grand entrance hall which provides access to the ground floor. The contemporary kitchen features ample cupboard and worktop space, a Rangemaster electric cooker, fridge freezer, and room for a dining table of any size – perfect for family living or entertaining. The adjacent utility room includes additional storage and space for both a washing machine and tumble dryer.

The extensive sitting room offers versatile space for various layouts and leads into a bright and airy summer room, overlooking the private rear garden. A separate office/study is ideal for working from home, while the ground floor cloakroom adds further convenience.

Upstairs, the principal bedroom boasts generous proportions, fitted wardrobes, and a modern en-suite with shower, WC, wash basin, and heated towel rail. Bedrooms two and four are spacious doubles, while bedrooms three and five share a stylish twin sink en-suite. The main family bathroom is well-appointed with a bath, separate shower, WC, wash basin, and heated towel rail.

Externally, Hale House is approached via a gravel driveway with parking for up to four vehicles, leading to a double garage. The private rear garden features a large patio – perfect for outdoor furniture – and a raised, low-maintenance lawn.

HOLME HALE

A small village roughly five miles south east of the historic market town of Swaffham, Holme Hale is close to the river Wissey.

The village has a pavilion, playing field and a church as well as a bus service to Watton, Wymondham, Dereham,

Hingham, Norwich and King's Lynn. Swaffham is a thriving and historic market town situated approximately 15 miles east of King's Lynn and about 30 miles from Norwich. Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town offers a great hub for those who wish for a perfect family life. It's a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance for people to learn more about famous Egyptologist Howard Carter, whose extended family lived in Swaffham. Howard Carter is, of course, famous for the 1922 discovery of the tomb of Tutankhamun.

AGENTS NOTES

Pets By Negotiation

Available September

12 Month Initial Tenancy

Underfloor Heating / Air Source Heat Pump

Applicants Must Be Employed Or Have Sufficient Means

COUNCIL TAX

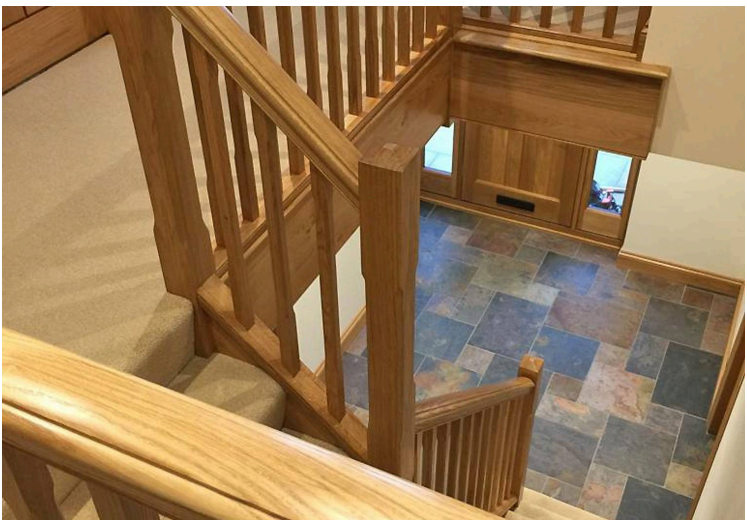
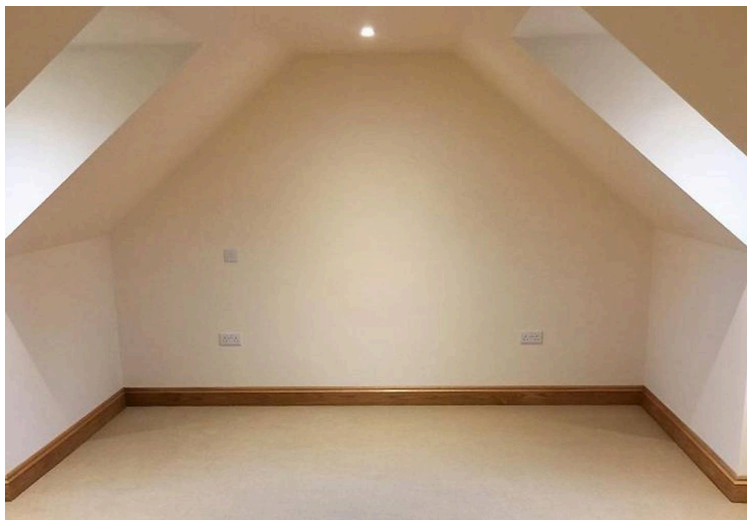
Band F.

ENERGY EFFICIENCY RATING

C. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

LOCATION

What3words: ///flatten.vandalism.jotting



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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