



25, St. Andrews Close

Guide Price Of £260,000 - £270,000

This spacious detached bungalow is ideally positioned in a popular residential location, and is ideal for a range of buyers. The property features a bright and welcoming living room with direct access to a delightful sunroom, creating the perfect space for relaxing or entertaining while enjoying views over the garden.

The modern fitted kitchen is thoughtfully designed with a range of contemporary units and ample workspace, while the bungalow further benefits from two bedrooms and a four-piece bathroom suite comprising a bath, separate shower, wash hand basin, and WC.

Externally, the property boasts an enclosed rear garden providing a private outdoor retreat, along with a single garage and driveway offering convenient off-road parking.

Services

Oil central heating. Mains drainage, electricity, and water 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 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, followed by the left hand turning onto St. Andrews Close. Take the left hand turning and the property will be found on the left 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 AD0630.

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 Building 1



Ground Floor Building 2



Approximate total area¹⁾
 949 ft²
 88.3 m²

(1) Excluding balconies and terraces

Calculations reference the R10 (PMS-3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAITE 300



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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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