



Red Shanks, Cook Road, Holme Hale, IP25 7DJ

welcome to

Red Shanks, Cook Road, Holme Hale

>> NO ONWARD CHAIN!! Occupying an enviable, non-estate village position, set back from the road with open countryside views to the rear, this 4 double bedroom detached family home must be viewed to fully appreciate the size, gardens, accommodation and location on offer!



Accommodation:

UPVC part glazed external entrance door with UPVC double glazed obscure glass side panel opening to:

Entrance Porch

Built-in storage cupboard, Herringbone effect flooring, door opening to:

Reception Hallway

Turned staircase rising to the first floor landing with under-stairs storage cupboard, radiator, Herringbone effect flooring, doors opening to the dining room, kitchen/breakfast room, study and ground floor w.c.

Ground Floor W.C.

Suite comprising close coupled w.c and vanity hand wash basin with storage under and tiled splash backs, radiator, UPVC double glazed obscure glass window to the front aspect.

Study/Home Office

10' 7" x 10' (3.23m x 3.05m)

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Lounge

21' 1" x 14' 6" (6.43m x 4.42m)

Feature fireplace with brick surround and tiled hearth, two radiators, television point, telephone point, carpet flooring, dual aspect with UPVC double glazed window to the front and UPVC double glazed French doors opening to the rear garden, bi-fold doors opening to:

Dining Room

11' 8" x 10' 4" (3.56m x 3.15m)

Radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

Kitchen/Breakfast Room

14' 2" x 10' 2" (4.32m x 3.10m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level oven and microwave, fitted hob with extractor

hood over, integrated fridge, integrated freezer, plumbing for washing machine, plumbing for dishwasher, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, part glazed door opening to:

Side Lobby

Integral door opening to the double garage, UPVC part glazed external entrance door opening to the rear garden, further UPVC part glazed external entrance door opening to the front aspect.

First Floor Galleried Landing

Airing cupboard, radiator, carpet flooring, loft access, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

21' 1" max x 14' 6" max (6.43m max x 4.42m max)

A range of built-in storage wardrobes, two radiators, telephone point, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and rear, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling, rainfall style shower head and additional hand-held shower attachment, radiator, non-slip flooring, UPVC double glazed obscure glass window overlooking the front aspect.

Bedroom 2

14' 2" x 10' 2" (4.32m x 3.10m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

11' 8" max x 10' 2" max (3.56m max x 3.10m max)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

10' 6" x 9' 11" (3.20m x 3.02m)

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Four-piece suite comprising close coupled w.c, vanity hand wash basin with storage under, panelled bath and separate shower cubicle with inset shower unit, shower wall panels, heated towel rail, vinyl flooring, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

This substantial family home benefits from an impressive frontage with a generous lawned front garden, bordered by mature hedging with an attractive ornamental tree. A sweeping gravelled driveway provides off-road parking for multiple vehicles and access to a double garage.

A timber side gate leads into the fully enclosed rear garden. The well-proportioned rear garden is also laid mainly to lawn with enviable views of the open countryside to the rear. There are paved patio seating areas and a decked seating area with timber Pergola, enjoying the stunning views. Together with this, the property boasts a timber garden storage shed and oil storage tank.

Integral Double Garage

Power and lighting connected, twin garage doors to the front aspect, timber framed window to the rear aspect, integral door opening to the side lobby.

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, Asda Express, Costa, butchers, car repair garage, public house/restaurant (temporarily closed), 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 E.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Red Shanks Cook Road, Holme Hale

- Extensive Total Floor Area: 234m² / 2518ft²
- Well-proportioned 4 double bedroom detached house
- Substantial plot with well-tended gardens and picturesque countryside views
- Ample off-road parking and integral double garage
- 3 reception rooms and kitchen/breakfast room

Tenure: Freehold EPC Rating: D

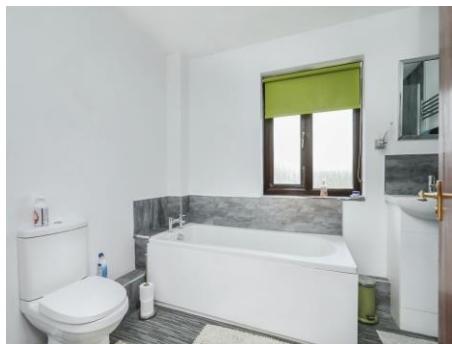
Council Tax Band: E

offers in excess of

£500,000



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.focalagent.com



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Property Ref:
SFM110060 - 0009

directions to this property:

Leave Swaffham via the A47 in the direction of Norwich. Take the right hand filter lane into the village of Necton. Proceed through the village of Necton and towards Holme Hale along Hale Road. Upon entering the village of Holme Hale, Hale Road merges onto Cook Road and as the road bears around to the right, the property will be found set back from the road on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

 william h brown



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