





Crossways Farm, Cook Road, Holme Hale, IP25 7DJ

william h brown

welcome to

Crossways Farm, Cook Road, Holme Hale

>>NO ONWARD CHAIN!! A versatile 5 bedroom detached family home with bundles of character features throughout, set within this quiet village location, the property offers the opportunity to update and personalise throughout and benefits from ample off-road parking













Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation:
Part glazed external entrance door opening to:

Entrance Hall
Tiled flooring, window to front aspect, doors opening to kitchen and further door opening to:

Study
Carpet flooring, windows to front and side aspect

Kitchen
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for an electric cooker with concealed cooker hood over, space and plumbing for a washing machine, tiled flooring, space for a dining table, pantry storage cupboard, part glazed window to the front and side aspect, doors to side porch, further door opening to the lounge

Lounge
Large brick built feature fireplace with tiled hearth, carpet flooring, radiator, window to the front aspect and further internal window to office, internal doors opening to office and inner hallway

Inner Hall
Tiled floor, door to the cloakroom w.c

Ground Floor W.C
Suite comprising low level w.c, hand wash basin and window to the front aspect.

Office
Carpet flooring, double glazed windows to the rear and side aspect.

Rear Hall
Carpet flooring, staircase rising to first floor landing, door opening to the family room

Family Room
Radiator, laminate flooring, double glazed window to the rear aspect

Utility Room
Feature fireplace with marble effect hearth and surround, a range of fitted based units with work surfaces over and inset stainless steel sink and drainer, part laminate flooring with the remainder of the room laid to carpet, radiator, windows to the front and side aspect

First Floor Landing
Store room, carpet flooring, doors opening to all first floor bedrooms and the family bathroom.

Master Bedroom
Built-in wardrobes, carpet flooring, double glazed window overlooking the side aspect, door opening to:

En Suite Shower Room
Suite comprising low level w.c, hand wash basin with storage under, corner shower cubicle, part tiled walls, carpet flooring, wall mounted heater, window to the front aspect.

Bedroom 2
Radiator, carpet flooring, double glazed window overlooking the front aspect.

Bedroom 3
Radiator, carpet flooring, double glazed window overlooking the front aspect.

Bedroom 4
Under-floor heating, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 5
Radiator, carpet flooring, double glazed window overlooking the rear aspect.

Family Bathroom
Suite comprising low level w.c, hand wash basin, panel bath with mixer taps and wall mounted electric shower over, part tiled walls, radiator, double glazed window to the side aspect.

Outside
The property is approached over a gravelled driveway, which provides ample off-road parking and access to the attached garage, the front garden is laid to lawn with and attached brick and flint half height wall to the front border.

The rear garden is partly laid to lawn with a good size paved patio seating area, a feature fish pond sits to the side of the garden with a selection of plants and shrubs.

Garage
Up & over door, power sockets and lighting,

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 is on a regular bus route with the neighbouring village of Necton, which is well serviced with a grocery store/Post Office, Co Op store, Costa, Butchers, car repair garage, public house/restaurant, 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 F.
Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Crossways Farm, Cook Road, Holme Hale

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- 5 Bedroom detached house

Tenure: Freehold EPC Rating: C
Council Tax Band: F

directions to this property:

Leave Swaffham via Norwich Road and at the round-a-bout with McDonalds, take the third exit onto the A47 towards Norwich. After approximately 2 miles, turn right into the village of Necton and proceed through the village and into Holme Hale. Once in the village of Holme Hale, pass the village sign and continue along Cook Road. Yaxley Meadow will be found on the right hand side identified by our William H Brown "For Sale" board.

Awaiting Photograph

guide price

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SFM111119 - 0009

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