



The Pastures

LOWER ROAD, HOLME HALE

SOWERBYS

Land & New Homes Specialists



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INTRODUCING

The Pastures, Lower Road

Holme Hale, Norfolk
IP25 7EB

Brand New Detached Bungalow

Four Double Bedrooms

Large South-Facing Garden

Double Garage and a Workshop

Fifth Bedroom / Snug

Open-Plan Kitchen/Dining/Sitting Room

Underfloor Heating / Air Source Heating

Contemporary Kitchen and Bathrooms

Flooded With Natural Light

Non-Estate, Quiet Location

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‘The Pastures’ is a wonderful detached bungalow of fine proportions and high specification throughout. On arrival the spacious driveway, suitable for at least six vehicles, and the double garage immediately impress, along with the secure storage alongside the garages.

Stepping inside, the welcoming hallway offers the opportunity for a large boot room area or a study overlooking the garden.

At the heart of the home is the superb open-plan kitchen/dining/sitting room. The vaulted ceiling adds to the feeling of space and light. The kitchen is of particular mention, featuring such luxuries as; the large central island, quartz worktops, wine cooler, ‘hide and slide’ NEFF ovens (which can be remotely controlled), full height fridge and freezers and downdraft induction hob to name but a few. The colours chosen are subtle and contemporary. At the far end of the room a media unit has been purposely built with a modern fireplace, all of which should be viewed to be appreciated.

Elsewhere there is a generous utility room with a fantastic amount of storage – perfect for hiding away all of those items to keep your home tidy. Thoughtfully the utility has also been treated to quartz worktops and has access to the outside – just what you need on returning from a country walk.



There are four double bedrooms, with the snug being an optional fifth bedroom if desired. The bathroom and en-suite are again beautifully finished with stunning marble effect tiling catching the eye.

This is a spacious bungalow suitable for both families and those wanting single storey living. Built by a local reputable developer, all inspections are welcome to fully appreciate this stand-out property.





THE PASTURES

Kitchen/Sitting Room	33'2" x 17'5" (10.11m x 5.31m)
Snug	13'2" x 12'2" (4.01m x 3.71m)
Bedroom One	17'10" x 15'2" (5.44m x 4.62m)
Bedroom Two	15'2" x 9'5" (4.62m x 2.87m)
Bedroom Three	11'1" x 10'11" (3.38m x 3.33m)
Bedroom Four	11'1" x 10'11" (3.38m x 3.33m)

OUTBUILDINGS

Shed/Workshop	18'6" x 7'3" (5.64m x 2.21m)
Double Garage	20'6" x 18'6" (6.25m x 5.64m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Holme Hale

A CHARMING VILLAGE
LIFESTYLE TO CALL HOME

Nestled in the heart of Norfolk, the charming village of Holme Hale offers a blend of rural tranquillity and rich history. Serviced by St Andrew's Church, part of the Benefice of Necton, the village lies just five miles southeast of the bustling market town of Swaffham.

Holme Hale is also close to the peaceful River Wissey and features a community pavilion, playing field, and a convenient bus service connecting residents to nearby towns such as Watton, Wymondham, Dereham, Hingham, Norwich, and King's Lynn. The village once had a railway station on the line between Swaffham and Thetford, but today, the old station and goods sheds have been transformed into private homes.

A short drive away, Swaffham offers an extensive array of amenities, from a Waitrose and Tesco to doctors' surgeries, schools, and leisure facilities like an excellent golf club. Swaffham's vibrant Saturday market, historic buildings, and landmarks like 'The Buttercross' add to its charm. For history buffs, the town's museum, featuring the Carter Centenary Gallery, celebrates famed Egyptologist Howard Carter, known for his discovery of Tutankhamun's tomb.

With easy access to London by train, Cambridge, and the Norfolk coast, Holme Hale and its surroundings provide a perfect balance of country living with the convenience of modern amenities and transport links.



Note from Sowerbys



“Host garden parties and family gatherings in the impressive south-facing garden.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Air source heat pump.
Fibre broadband connectivity.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

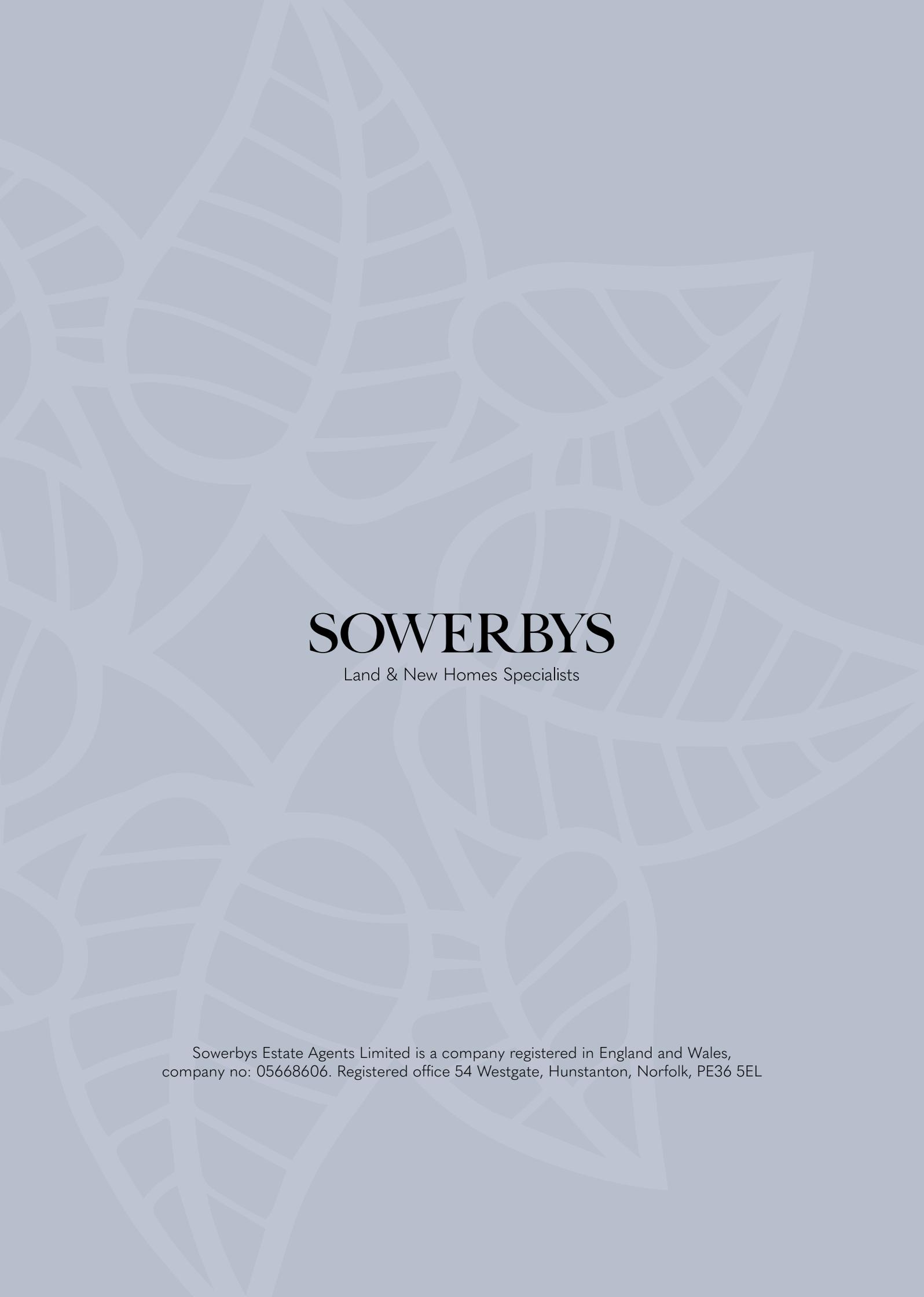
LOCATION

What3words: ///unscrew.bond.blackbird

AGENT'S NOTE

Please note some pictures have been virtually staged to give an impression of how the property could look once furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



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