



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

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



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, stair case 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 an 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.



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welcome to

Crossways Farm, Cook Road, Holme Hale

- NO ONWARD CHAIN!
- 5 Bedroom detached house
- Generous accommodations spanning over 2400 sqft
- 4 receptions and bundles of character
- En suite shower room, family bathroom and ground floor cloakroom

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

£430,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111119 - 0002

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