PARSONS
COMPANY

16 St. Andrews Close, Holme Hale, IP25 7EH

Guide Price £275,000 - £300,000



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A versatile 3/4 bedroom detached bungalow situated within the sought-after village of Holme Hale, offering flexible accommodation, ample off-road parking and a generous rear garden.

The property offers a flexible layout well suited to a range of buyers, with the benefit of both a garage conversion and extension, creating additional living and bedroom space.

Internally, the accommodation includes a comfortable living room, fitted kitchen and conservatory overlooking the rear garden. There are three/four bedrooms, providing versatility for those requiring an additional bedroom, home office or hobby room. The bedrooms are served by a shower room and a family bathroom, adding further practicality to the accommodation.

Outside, the property enjoys a generous frontage with a garden area, ample off-street parking and carport. To the rear is an enclosed garden featuring a patio seating area and lawn, together with two useful sheds and a greenhouse, providing plenty of space for storage and gardening.

With its adaptable layout, additional living space and pleasant village setting, the property presents an excellent opportunity for buyers seeking a home that can be tailored to suit their individual requirements.

Offered for sale with NO ONWARD CHAIN, an early viewing is highly recommended.







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.

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 AD0707.

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.









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Approximate total area(1)

1055 ft²

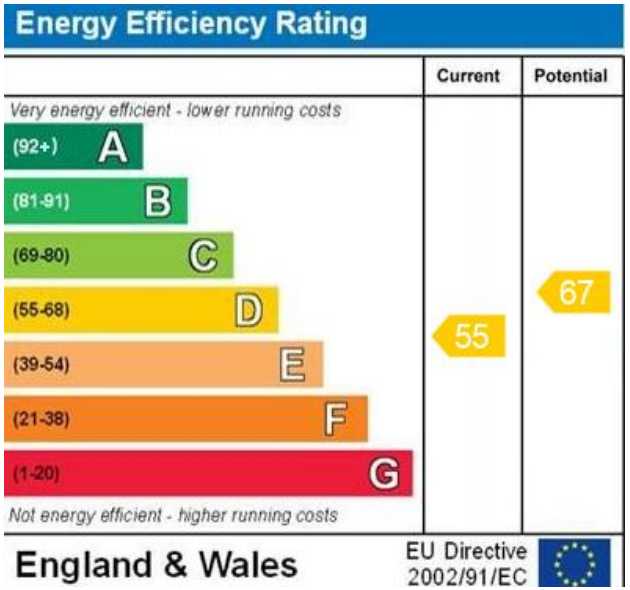
98.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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