

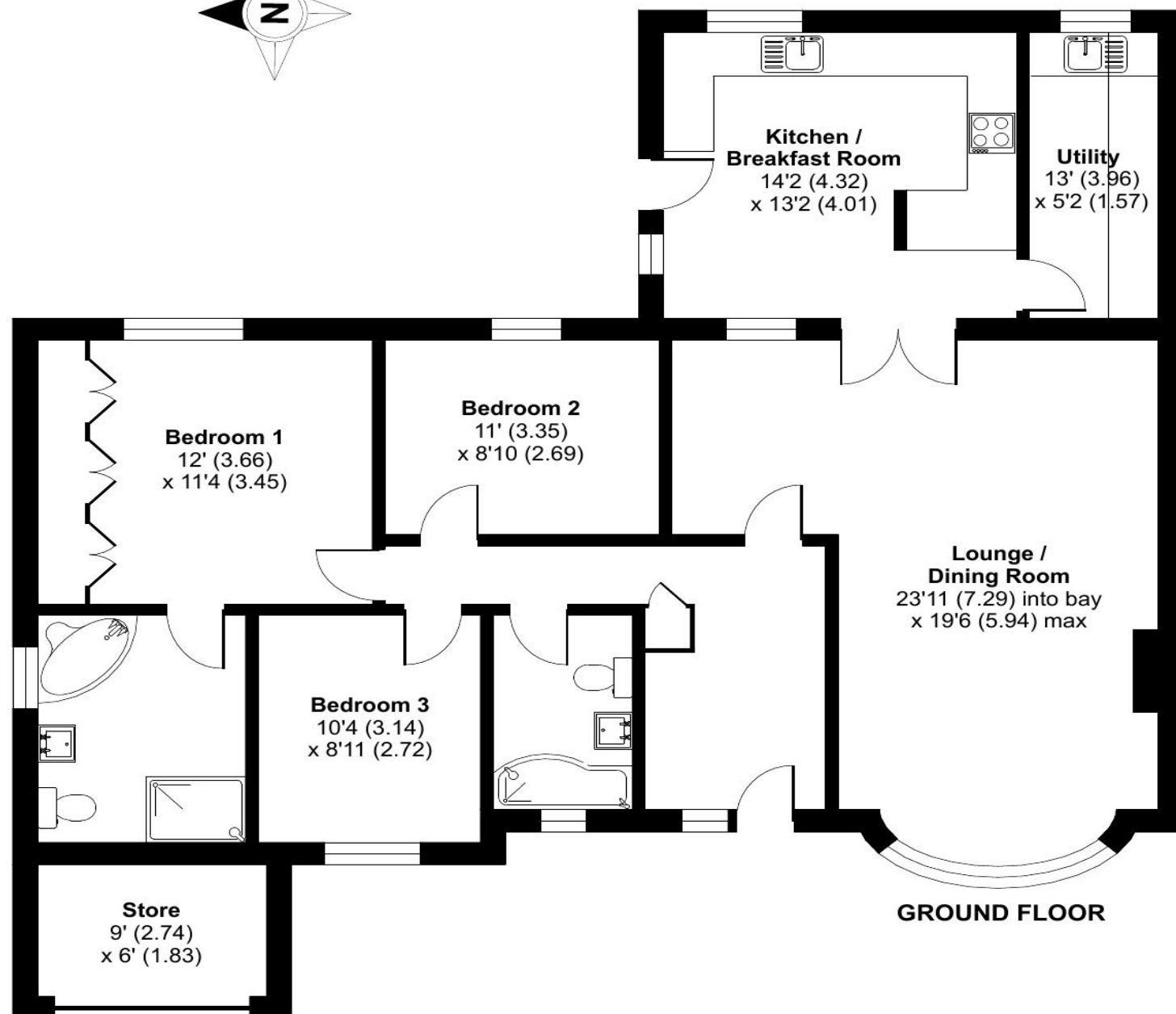
# Woodlands, Cook Road, Holme Hale, Thetford, IP25

Approximate Area = 1280 sq ft / 119 sq m

Store = 53 sq ft / 5 sq m

Total = 1333 sq ft / 124 sq m

For identification only - Not to scale



## Cook Road, Holme Hale, Thetford, IP25 7DJ

Chain Free!

Extremely well presented, spacious, detached three bedroom bungalow situated with far reaching countryside views to the rear, in the popular village of Holme Hale. This superb property offers en-suite, kitchen/breakfast room, utility room, gardens, parking and UPVC double glazing.

**Guide Price of £400,000 - £425,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1265596



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No Onward Chain!  
Situating in the popular Norfolk village of Holme Hale with far reaching countryside views to the rear, Longsons are delighted to bring to the market this extremely well presented, spacious, detached three bedroom bungalow. This superb property offers luxury en-suite bathroom, log burning stove, kitchen/breakfast room, utility room, gardens, parking and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility room, three bedrooms, en suite bathroom, family bathroom, parking, gardens, oil fired central heating and UPVC double glazing.

**HOLME HALE**  
Necton approx 1.1 miles, Swaffham approx 5.2 miles  
Situating in rural West Norfolk, Holme Hale village amenities include a village hall, playing field, church and bus service to neighbouring towns and villages. Approx 1.1 miles away is the

neighbouring village of Necton with further amenities including shop, pub, doctors surgery, post office, butchers, primary school and sports ground. Approx 5.2 miles away lies the market town of Swaffham with all the expected town amenities including a Waitrose and other supermarkets, restaurants, secondary school, shops etc. The A47 is easily accessible with the City of Norwich and Kings Lynn town both being within commutable distance.

#### Entrance Hall

UPVC double glazed entrance door to front, UPVC double glazed window to front aspect, fitted cupboard, built in storage cupboard, built in cupboard housing hot water cylinder, loft access.

#### Lounge/Dining Room

**23'11" (7.29m) Into Bay x 19'6" (5.94m) Max**

Feature brickwork fireplace with inset log burning stove, walk-in UPVC double glazed bay window, two radiators.

#### Kitchen/Breakfast Room

**14'2" (4.32m) x 13'2" (4.01m)**

Modern fitted kitchen units to wall and floor, quartz worksurface over, ceramic

one and a half bowl sink unit with mixer tap, waste disposal unit, large LPG gas Range style cooker with extractor hood over, stand alone instant boiling hot water tap (not in working order), intergrated fridge/freezer, intergrated dishwasher, breakfast bar, UPVC double glazed entrance door opening to rear garden, UPVC double glazed windows to rear and side aspects, tiles to floor, towel radiator.

#### Utility Room

**13'0" (3.96m) x 5'2" (1.57m)**

Fitted kitchen units to wall and floor, quartz worksurface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, UPVC double glazed window to rear aspect, tiles to floor.

#### Bedroom One

**12'0" (3.66m) x 11'4" (3.45m) To Wardrobe**

UPVC double glazed window to rear aspect, radiator, door to en-suite bathroom.

#### En-suite Bathroom

Luxury four piece bathroom suite comprising stand alone double ended bath with freestanding water outlet, walk in double shower cubicle with

rainfall shower head and separate hand shower attachment, circular wash basin set atop a fitted cabinet with wall mounted water controls and outlet, concealed cistern WC, obscure glass UPVC double glazed window to side aspect, fully tiled walls.

#### Bedroom Two

**11'0" (3.35m) x 8'10" (2.69m)**

UPVC double glazed window to rear aspect enjoying far reaching countryside views, radiator.

#### Bedroom Three

**10'4" (3.15m) x 8'11" (2.72m)**

UPVC double glazed window to front aspect, radiator.

#### Bathroom

Bathroom suite comprising P- shaped bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to front aspect.

#### Outside Front

Front garden laid to lawn, driveway providing off road parking laid to block paving, outside light, access to rear garden, garden wall to perimeter.

#### Store

Formally the garage, with the majority of garage now converted to accommodation space and approx quarter of the garage remaining as a store area to the front.

#### Rear Garden

Terraced rear garden backing onto open farmland laid to lawn, paved patio seating area, outside light, wooden garden shed, outside tap, access to front, external power socket and log store.

#### Agents Note

EPC rating D59 (Full copy available on request)

Council tax band D (Own enquiries should be make via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Three Bedrooms
- Luxury En-suite Bathroom
- Energy Efficiency Rating D59
- Countryside Views to Rear
- Kitchen/ Breakfast Room
- Oil Fired Central Heating
- UPVC Double Glazing
- Log Burning Stove
- Utility Room

