PARSONS & COMPANY

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

Guide Price £250,000 - £270,000



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This well-presented detached bungalow is situated within a popular village location and offers spacious, comfortable accommodation ideally suited to a range of buyers.

The property features a generous 'L' shaped living/dining room, providing plenty of space for both relaxing and entertaining, alongside a modern fitted kitchen.

There are two double bedrooms, complemented by a stylish bathroom suite.

Outside, the bungalow benefits from a well-maintained rear garden, offering an attractive and enjoyable outdoor space.

To the front, there is ample off-road parking together with a car port, providing excellent practicality.

With its spacious accommodation, attractive presentation and desirable village setting, this lovely bungalow is well worth viewing.







Services

Oil central heating. Mains water, drainage, and electricity are connected. The property has the benefit of solar panels on the roof which are owned by the seller. Any excess energy made by the solar panels is sold back to the seller.

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 Tesco's 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 AD0689.

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)

743 ft²

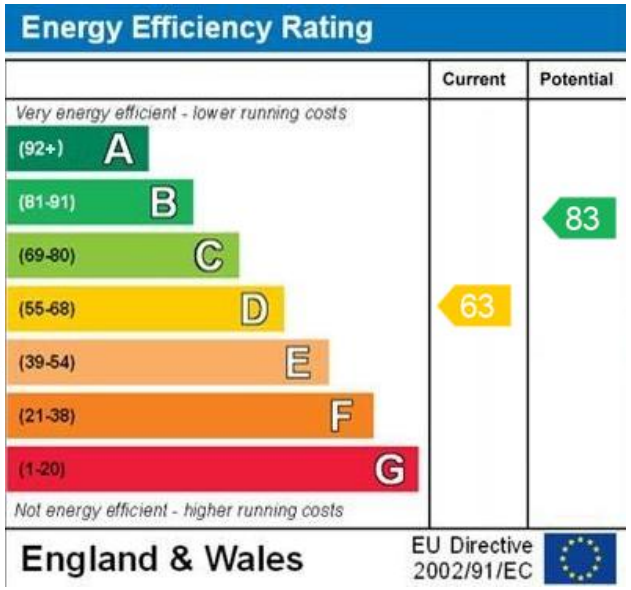
69 m²

(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





Dereham Office
37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompny.co.uk

PARSONS COMPANY

Reepham Office
Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompny.co.uk