



**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, staircase 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 and 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.



**view this property online** [williamhbrown.co.uk/Property/SFM111119](http://williamhbrown.co.uk/Property/SFM111119)



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
- Garage and ample off-road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£425,000**



### 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

view this property online [williamhbrown.co.uk/Property/SFM111119](http://williamhbrown.co.uk/Property/SFM111119)



Property Ref:  
SFM111119 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williamhbrown.co.uk**