



Sharimar

Station Road, Home Hale, Thetford IP25 7EH

Minors & Brady

LAND & NEW HOMES

Step inside *Sharimar, Station Road...*

A rare find in the heart of Norfolk, this bespoke four-bedroom bungalow combines contemporary design with cutting-edge technology, offering an exceptional standard of living in the tranquil village of Holme Hale. Designed with meticulous attention to detail, it features a Diamond Kitchens of Fakenham kitchen and utility, complete with quartz worktops, premium appliances, and LED lighting.

Luxurious bathrooms include branded fittings, illuminated mirrors, and stylish tiling. High-end finishes such as oak veneered doors, triple-glazed windows, and underfloor heating enhance comfort, while cutting-edge technology air source heating, solar panels, fibre broadband, and an EV charger. Thoughtfully designed inside and out, this home delivers modern luxury, energy efficiency, and the charm of village life.

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Property *highlights*

Kitchen

- Diamond Kitchens of Fakenham
- Quartz worktop with matching upstands
- Undermount stainless steel 1.5 bowl sink and Franke mixer tap
- Integrated branded appliances (may vary due to availability at time of fitting) 2 AEG single ovens, AEG venting induction hob, AEG dishwasher, AEG Larder fridge and Blomberg upright freezer
- LED downlights



Bathrooms and Ensuites

- Branded taps and showers
- Tiled shower cubicle, bath splashback 600mm above bath and sink splashback
- Close coupled toilet and full pedestal sink
- Downlights and illuminated demister mirror

Electrical

- White sockets and switches
- Low energy LED downlights to kitchen, utility, bathrooms and ensuites
- High speed full fibre broad band via 'fibre to the premises'
- CAT 6 connection to bedroom 3 and lounge
- External passive inferred sensor lighting on driveway
- EV charger

External

- Porcelain tiled patio areas in north and south gardens
- Outside taps on each patio area
- Wall lights on patio area



Property *highlights*

Services

- Air source heat pump with 300l water tank
- Zoned underfloor heating throughout with touch screen thermostats
- Mechanical ventilation heat recovery system
- 4kw solar panels

Woodwork and Ironmongery

- Oak veneered internal doors
- Jigtech brushed nickel door furniture
- 150mm pencil round skirting board and matching architrave in white satin
- Painted MDF window boards in white satin

Windows

- Triple glazed UPVC windows and French doors
- Composite front and utility door with multi point locking

Utility

- Diamond Kitchens of Fakenham
- Quartz worktop and upstand
- Undermount double sink and mixer tap
- Space and plumbing for washing machine and dryer



Sharimar *property spec...*

This stunning four bedroom, three bathroom home has been designed with exceptional attention to detail, and the highest specification of energy efficient technology, combining modern elegance with high-quality finishes throughout.

Kitchen

Crafted by Diamond Kitchens of Fakenham, the kitchen is both stylish and functional, featuring luxurious quartz worktops with matching upstands. The undermount stainless steel 1.5 bowl sink is paired with a sleek Franke mixer tap, while a suite of integrated branded appliances ensures seamless everyday living. This includes two AEG single ovens, an AEG venting induction hob, an AEG dishwasher, an AEG larder fridge, and a Blomberg upright freezer. Finishing touches include LED downlights, creating a bright and sophisticated space.

Utility Room

Designed with practicality in mind, the utility room mirrors the kitchen's high standards with Diamond Kitchens cabinetry, a quartz worktop with matching upstand, and an undermount double sink with mixer tap. There is ample space and plumbing for both a washing machine and dryer.

Bathrooms & Ensuites

Each bathroom is finished to a premium standard, featuring branded taps and showers alongside fully tiled shower cubicles and elegant splashbacks above the bath and sink. The stylish suite includes a close-coupled toilet and full pedestal sink, while downlights and an illuminated demister mirror add a contemporary touch.

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The Great *Outdoors*

- The beautifully designed outdoor areas feature porcelain-tiled patios in both the north and south gardens, perfect for relaxing or entertaining. Additional features include:
- Outdoor taps on each patio for convenience
- Wall-mounted lighting to create a welcoming atmosphere
- Every aspect of this home has been carefully considered to provide modern comfort, energy efficiency, and high-end finishes, making it the perfect blend of luxury and practicality.



About *Holme Hale*

Nestled in the heart of Norfolk, Holme Hale is a village where life moves at a gentler pace. At its center stands the Village Hall, a lively gathering place where neighbors come together for events, celebrations, and village meetings.

The village's history is ever-present, from the ancient stone walls of St. Andrew's Church, standing for centuries as a place of quiet reflection, to the grand Holme Hale Hall with its walled gardens.

Although Holme Hale embraces rural charm, it is well connected. Regular bus services link the village to nearby towns like Swaffham, Watton, and Norwich, providing access to larger supermarkets, shops, and services. While the village itself has no major retail outlets, residents enjoy the convenience of local farm shops, village stores in neighbouring communities, and the ease of deliveries from larger supermarkets. ADSL broadband ensures that modern technology keeps pace with country life, blending tradition with convenience.



Local *amenities*



Nearest *Schools*

Necton Church of England
Primary School
1.8 miles

Sporle Church of
England Primary
School
4.7 miles

Ashill VC School
2.4 miles



Nearest *Restaurants*

The Real Windmill
1.6 miles

The White Hart
2.5 miles

Cyprus Flavours
2.0 Miles



Nearest *Towns*

Swaffham
5.4 miles

Watton
5.8 miles

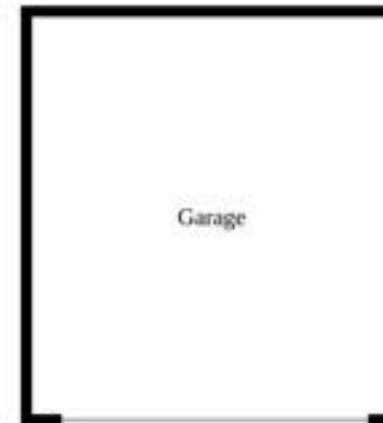
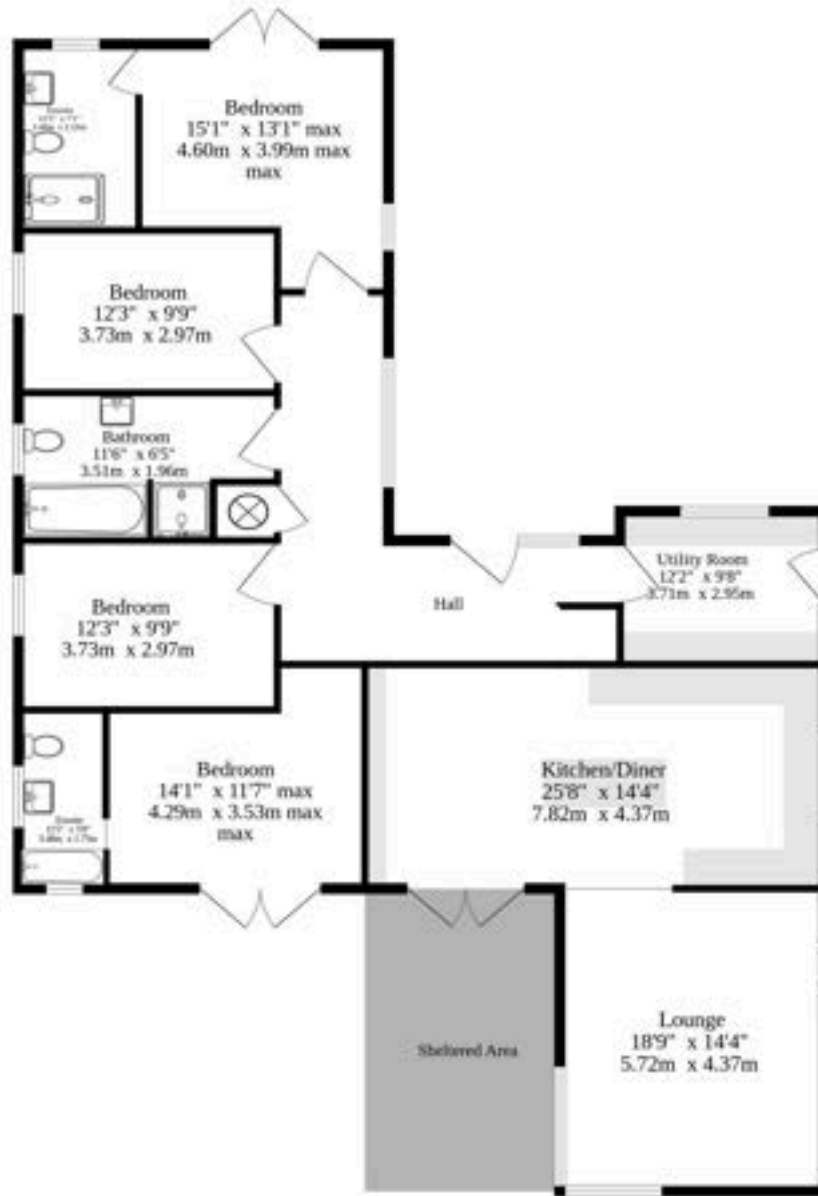


Nearest *Supermarket*

Waitrose Swaffham
6 miles

Asda Swaffham Supermarket
5.4 miles

Ground Floor
1473 sq.ft. (136.8 sq.m.) approx.





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