



Partridge Corner Church Road, Holme Hale

Guide Price £450,000 - £475,000

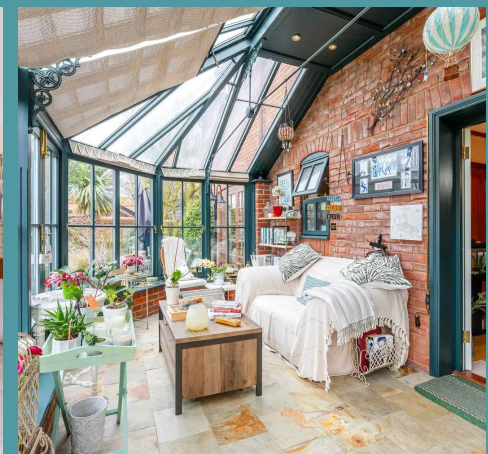
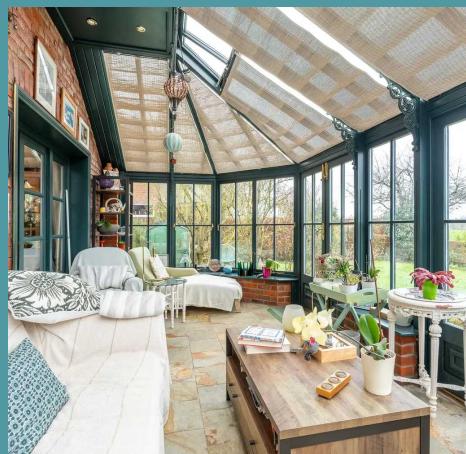
Partridge Corner Church Road

Holme Hale, Thetford

This impeccably designed property offers a welcoming entrance hall leading to a spacious living room featuring plush carpeting and a wood stove burner, ideal for relaxation or entertaining. The charming kitchen/diner boasts an oil-fired Aga and a delightful dining area, complemented by a pantry, utility room and WC for added convenience. With a triple aspect conservatory offering panoramic views, generously sized bedrooms including a master with ensuite, and a serene brick-walled garden with ample parking and a garage/workshop, this home provides comfort, functionality, and a peaceful home for its occupants.

THE LOCATION

Located in the village of Holme Hale, just a two-minute drive to the village of Necton, a West Norfolk village with a good selection of amenities, including the village shop, post office, church, doctors surgery, butchers, hairdressers, local pub, social club, excellent primary school and activity park for the children. The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham. Swaffham approx 5 miles, Dereham approx 8.2 miles, Kings Lynn approx 20 miles, Norwich approx 25 miles.





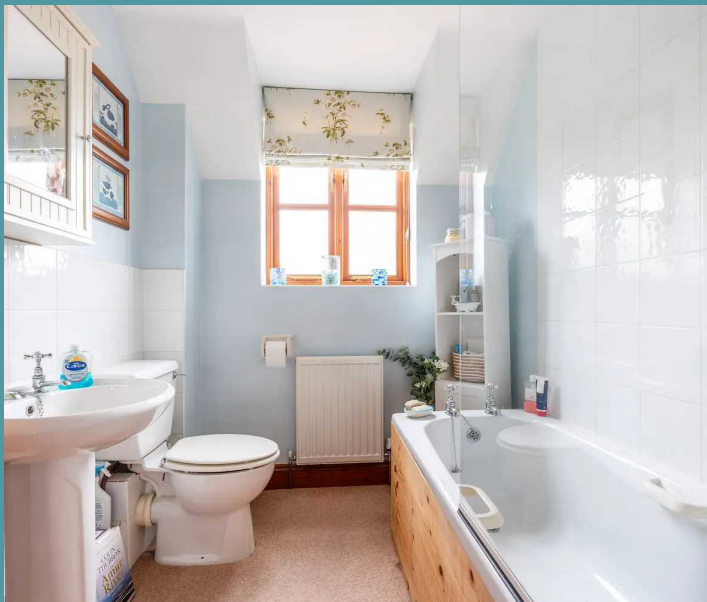
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THE PROPERTY

As you step into the welcoming entrance hall, you are greeted by access to all ground floor rooms, setting the tone for a well-designed layout that maximises space and functionality.

The generous living room boasts plush carpeting, a wood stove burner and abundant space for your preferred furnishings, creating a cosy atmosphere ideal for relaxation or entertaining guests. The spacious kitchen/diner exudes charm with an oil-fired Aga and a delightful dining area, perfect for hosting family meals or casual gatherings. The property also features a pantry, utility room, and WC, offering convenience and practicality for everyday living. One of the highlights is the triple aspect conservatory, providing panoramic views of the surrounding fields and ample space for additional furniture, creating a retreat for enjoying the outdoors from the comfort of your home.



The master bedroom features a four-piece ensuite with a bath and shower perfect for your daily self-care routines. The remaining two bedrooms are well-proportioned and serviced by a modern family bathroom, ensuring comfort and privacy for all occupants.



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The brick-walled garden offers a private outdoor space with a sprawling lawn and picturesque views of the fields, providing a serene environment for relaxation and recreation. Additional highlights of this property include ample off-road parking and a garage/workshop, providing storage and workspace solutions for your convenience.

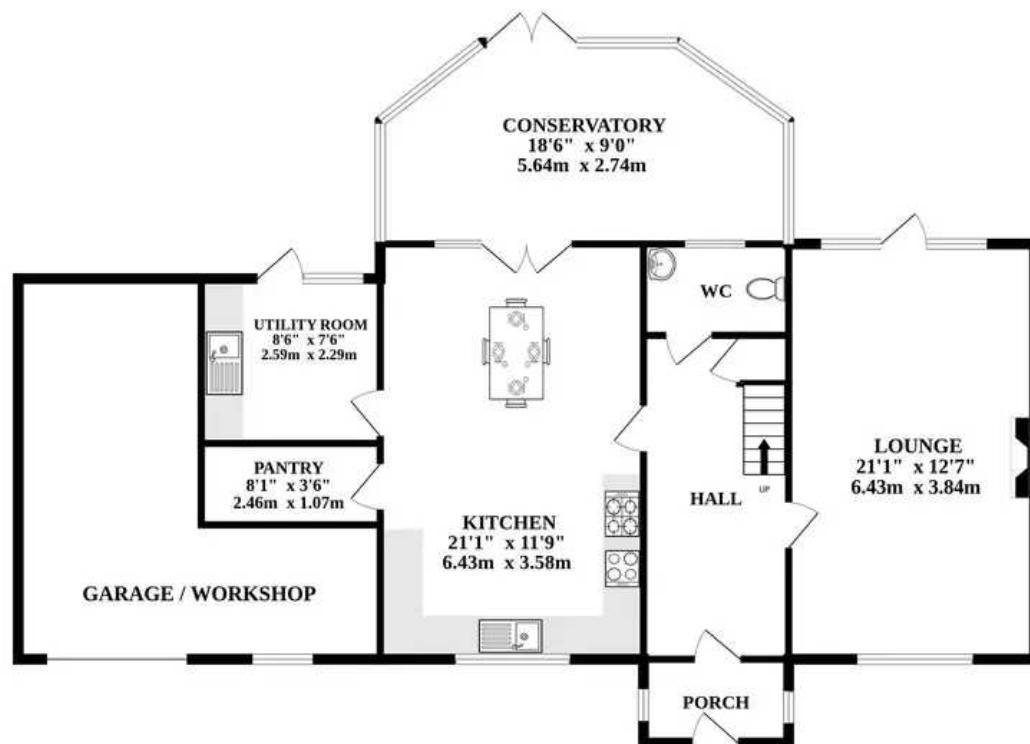
AGENTS NOTE

We understand this property will be sold freehold connected to mains water and electricity. Septic Tank and Oil fired central heating.

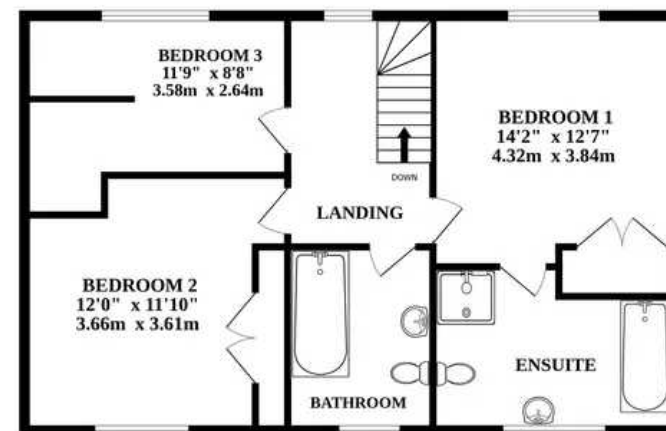
Council Tax Band - D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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