

## Tumbler Hill, Swaffham, PE37

Approximate Area = 1423 sq ft / 132.2 sq m  
Garage = 193 sq ft / 17.9 sq m  
Total = 1616 sq ft / 150.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1117513



### 14 Tumbler Hill, Swaffham, PE37 7JG

**CHAIN FREE!**

A very well presented, fully refurbished spacious detached four bedroom bungalow, situated in a desirable location within easy reach of Swaffham town centre. This superb property has much to offer and includes bathroom + shower room, kitchen/dining room, garden room and generous gardens.

**Offers in region of £475,000 Freehold**

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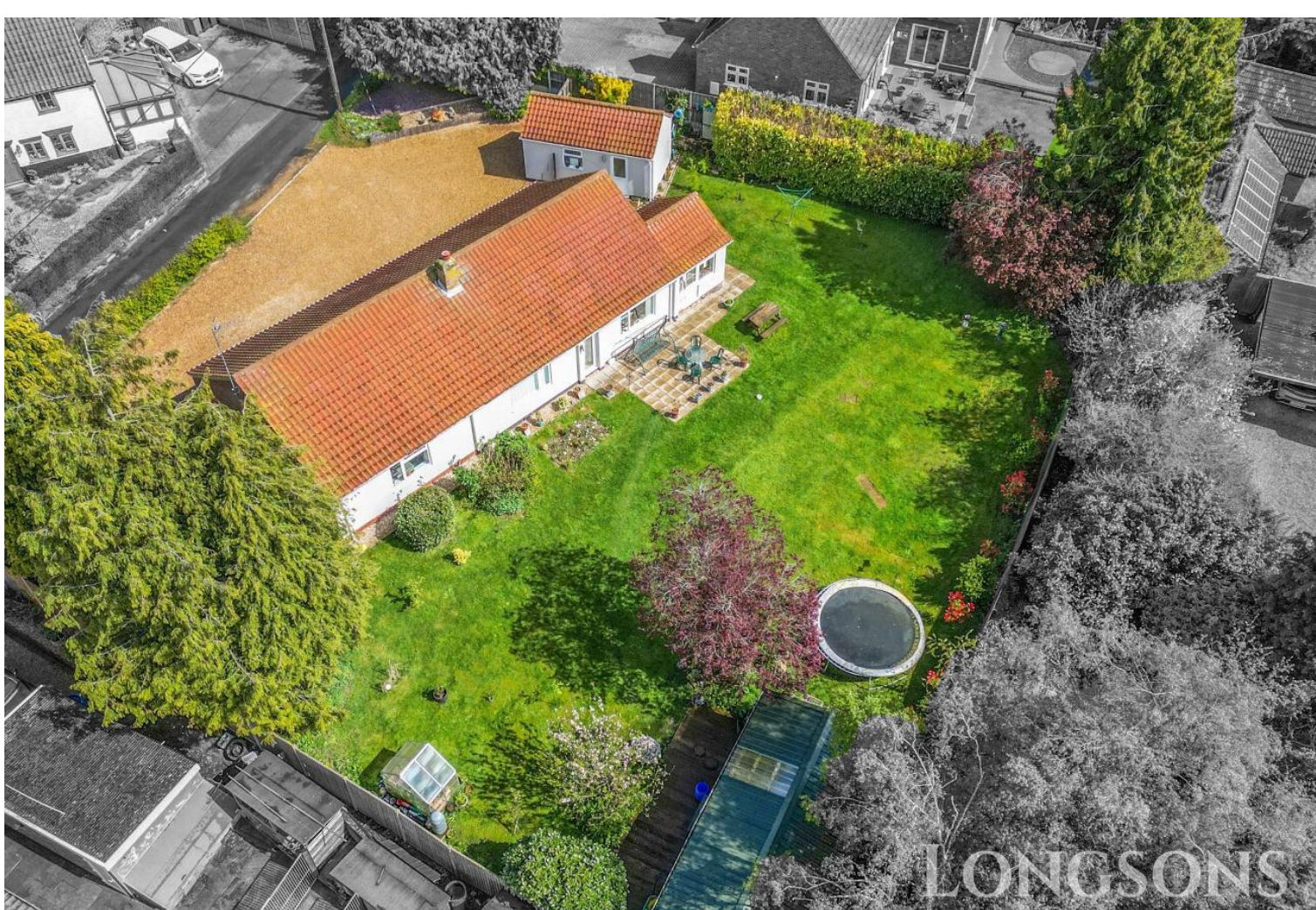
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Situated in a desirable location within easy reach of Swaffham town centre as well as picturesque walks close by, Longsons are delighted to bring to the market this recently fully refurbished, spacious, very well presented four bedroom detached bungalow. This superb property has much to offer and includes kitchen/dining room, garden room, bathroom + shower room, log burning stove, generous gardens perfect for pets/animal lovers, garage, parking for several vehicles as well as space for a caravan/boat, gas central heating and UPVC double glazing. Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, garden room, four bedrooms, bathroom, shower room, garage, parking, gardens, gas central heating and UPVC double glazing.

**SWAFFHAM**  
Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.







#### Entrance Hall

Composite entrance door to front aspect, built in storage cupboard housing gas central heating boiler, two further built in storage cupboards, radiator.

#### Lounge

**20'4" (6.2m) x 10'11" (3.33m)**

Feature fireplace with inset log burning stove, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, two radiators.

#### Kitchen/ Dining Room

**14'1" (4.29m) x 12'11" (3.94m)**

Modern fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, integrated dishwasher, integrated fridge/freezer, tiled splashback, tiles to floor, UPVC double glazed window to rear aspect, radiator.

#### Garden Room

**10'1" (3.07m) x 8'8" (2.64m)**

UPVC double glazed windows to front, side and rear aspects, UPVC double glazed entrance door to rear aspect, space and plumbing for washing machine, further space for tumble dryer, radiator.

#### Bedroom One

**18'6" (5.64m) x 10'9" (3.28m)**

UPVC double glazed windows to rear and side aspects, radiator.

#### Bedroom Two

**13'9" (4.19m) x 12'0" (3.66m)**

UPVC double glazed window to rear aspect, radiator.

#### Bedroom Three

**10'1" (3.07m) x 8'11" (2.72m)**

UPVC double glazed window to side aspect, radiator.

#### Bedroom Four

**10'7" (3.23m) x 10'6" (3.2m)**

UPVC double glazed window to front aspect, radiator.

#### Bathroom

Bathroom suite comprising bath, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to front aspect.

#### Shower Room

Corner shower cubicle, wash basin set within fitted cabinet, WC, fully tiled walls, extractor fan, towel radiator, obscure glass UPVC double glazed window to front aspect.







**Garage**  
**19'3" (5.87m) x 10'0" (3.05m)**  
 Motorised remote control roller main garage door to front aspect, UPVC entrance door to side aspect, electric light and power.

**Outside Front**  
 Front garden laid to low maintenance shingle providing ample parking for several vehicles, shrubs and plants to beds, hedge and wooden fence to perimeter, outside light, gated access to rear garden.

**Rear Garden**  
 Generous rear garden laid to lawn, paved patio seating area, large wooden workshop, shrubs and plants to beds and borders, outside light, outside tap.

**Agents Note**  
 EPC rating C69 (Full copy available on request)  
 Council tax band C (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.

- Bungalow
- Four Bedrooms
- Spacious Accommodation
- Fully Refurbished Throughout
- Garden Room
- Kitchen/ Dining Room
- Generous Gardens
- Bathroom + Shower Room
- Garage + Ample Parking
- Gas C/H + UPVC D/G

- CHAIN FREE!
- Superb Detached

