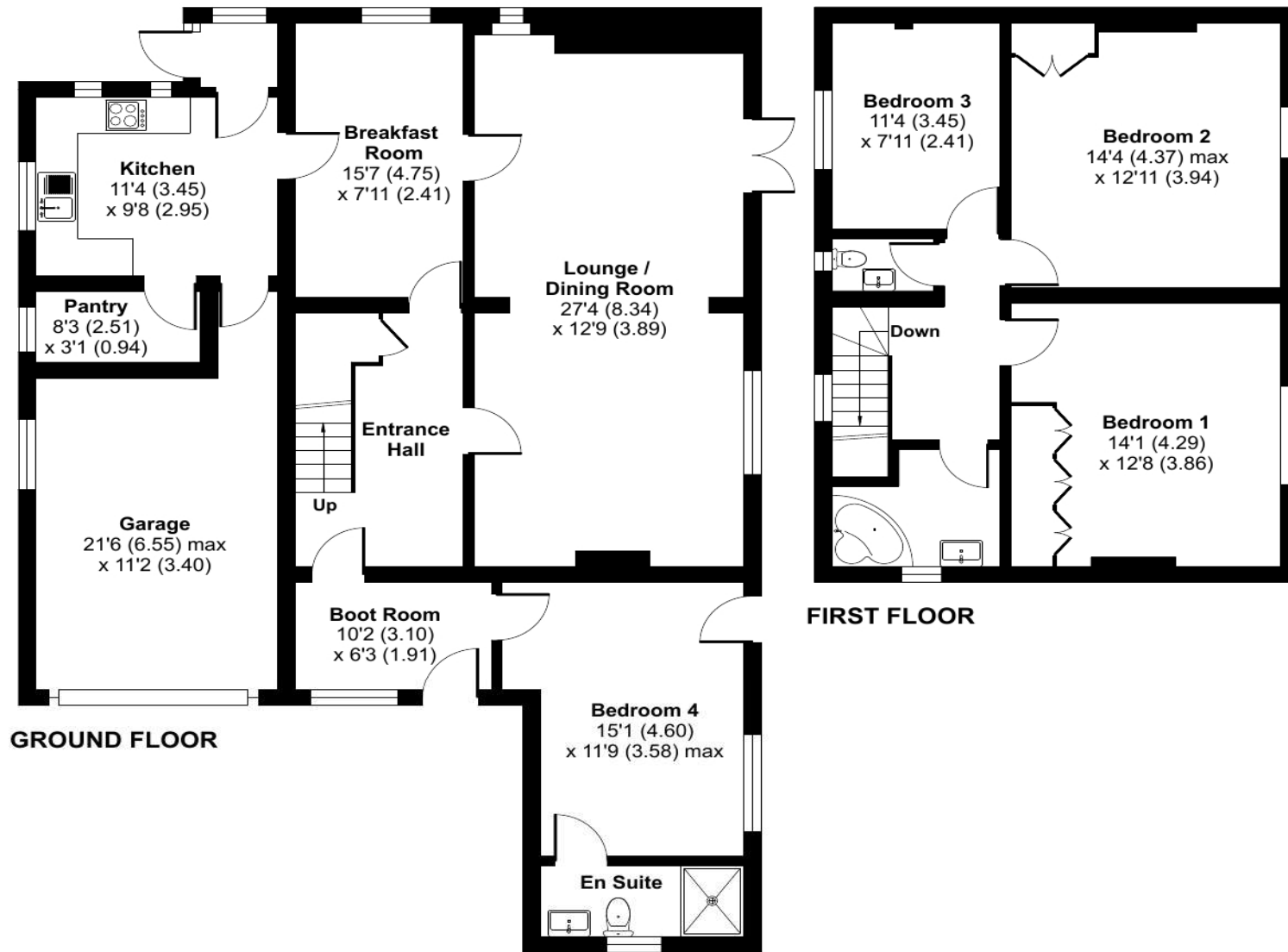


Hill House, Tumbler Hill, Swaffham, PE37

Approximate Area = 1697 sq ft / 157.6 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1904 sq ft / 176.8 sq m
For identification only - Not to scale



Tumbler Hill, Swaffham, PE37 7JG

A well presented four bedroom detached house situated in the popular residential area of Tumbler Hill on the outskirts of Swaffham. The property has very well maintained wrap around gardens with flexible accommodation and needs to be viewed to appreciate all it has to offer.

Offers in Excess of £400,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Longsons. REF: 1140742



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Bedroom Three
11'4" (3.45m) x 7'11" (2.41m)

Radiator, window to side aspect.

Bathroom

Suite comprising corner panelled bath with shower over, wash basin set within fitted cupboard, fully tiled walls, heated towel rail, obscure glass UPVC double glazed window to front aspect.

Separate WC

WC, hand wash basin, tiled splashback.

Integral Garage

21'6" (6.55m) Max x 11'2" (3.4m)

Main up and over door to front aspect, personnel door to kitchen, electric power and light.

Outside Front

The property is approached over a large gravel driveway, providing ample off road parking and giving access to the integral garage and entrance door with shrubs and plants to beds and borders. A five bar gate to the side of the property gives access to the side and rear gardens.

Side & Rear Gardens

Very well presented side and rear gardens which wrap around the property laid to lawn, with shingle and paved seating areas, paved patio with pergola and grapevine over, shrubs, plants and ornamental trees to beds and borders, vegetable patch, three timber storage sheds, summerhouse,

fencing and hedging to perimeter, gated access to front.

Agents Note

EPC rating D62 (Full copy available on request)

Council tax band E (Own enquiries should be made via Breckland District Council)

- Detached House
- Four Bedrooms
- En-suite Shower Room
- Two Reception Rooms
- Flexible Accommodation
- Well Presented Throughout
- Well Maintained Gardens
- Integral Garage + Ample Parking
- Gas Central Heating

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.

Situated in the popular residential area of Tumbler Hill on the outskirts of Swaffham, Longsons are delighted to bring to the market this well presented, four bedroom detached house. The property benefits from ample off road parking leading to an integral garage and very well maintained, wrap around gardens. The property offers flexible accommodation with a ground floor bedroom room with en-suite shower room plus two reception room and three double bedrooms to the first floor. This property must be viewed to appreciate the accommodation on offer.

Briefly the property offers boot room, entrance hall, breakfast room, lounge/dining room, kitchen, pantry, rear lobby, four bedrooms, en-suite shower room, bathroom, integral garage, parking, gardens and gas

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.

Boot Room
10'3" (3.12m) x 6'3" (1.91m)

Entrance door to front aspect, radiator, tiled flooring, window to front aspect,

Entrance Hall

Staircase to first floor landing with under stairs storage cupboard, wooden flooring, radiator.

Breakfast Room
15'7" (4.75m) x 7'11" (2.41m)

Radiator, window to rear aspect.

Lounge/ Dining Room
27'4" (8.33m) x 12'9" (3.89m) Max

Feature open fireplace with decorative surround and hearth, radiator, wooden flooring, window to side aspect opening to dining area with radiator, wooden flooring, dual aspect with window to rear aspect and French doors opening to side aspect.

Kitchen
11'4" (3.45m) x 9'8" (2.95m)

Fitted kitchen units to wall and floor with solid wood work surfaces over, inset one

and a half bowl sink unit with mixer tap and drainer, tiled splashback, space for range style oven, plumbing for slim-line dishwasher, radiator, dual aspect window to rear and side aspects, integral door opening to the garage.

Pantry
8'3" (2.51m) x 3'1" (0.94m)

Space for fridge and freezer, base storage units and shelving, window to side aspect.

Rear Porch

Window to rear and side aspects, door to side aspect.

Ground Floor Bedroom Four
15'1" (4.6m) x 11'9" (3.58m) Max

Window to the side aspect, external entrance door opening to the side aspect, radiator, door opening to en-suite.

En-suite Shower Room

Suite comprising shower cubicle, wash basin set within fitted cabinet, WC, part tiled walls, heated towel rail, window to the side aspect.

Stairs and Landing

Window to side aspect,

Bedroom One
14'1" (4.29m) Max x 12'8" (3.86m)

Fitted wardrobes, radiator, window to side aspect.

Bedroom Two
14'4" (4.37m) Max x 12'11" (3.94m)

Built-in wardrobes, radiator, window to side aspect.

