



Mill House, Tumbler Hill, Swaffham, PE37 7JG

welcome to

Mill House, Tumbler Hill, Swaffham

A substantial 4 bedroom detached home, occupying a non-estate position on the edge of town, boasting a self-contained 1 bedroom annexe. Perfect for multi-generational living, this home benefits from 4 reception rooms, en suite facilities, dual entrance driveway, established gardens and more!

A well-proportioned, versatile detached home, situated within one of Swaffham's most well-regarded locations. The property enjoys an elevated position on the edge of the town centre and is approached via a gravelled driveway, being set within mature, landscaped grounds that envelope the property. The property offers potential for multi-generational living, with the addition of a self-contained 1 bedroom annexe or guest accommodation.

In brief, the ground floor accommodation comprises; entrance hall, cloakroom w.c, study, well-proportioned lounge with wood burner, garden room, formal dining room, kitchen/breakfast room and utility room. The ground floor also boasts an annexe area consisting of an open-plan kitchen/living area, bedroom and shower room. This is complemented on the first floor by the master bedroom with en suite shower room, three further great sized bedrooms and the family bathroom. The property is heated via a gas fired radiator heating system with double glazed windows throughout.

Outside, there are lawned gardens with well-maintained, well-stocked borders, complemented by mature shrubs and trees. Immediately to the side of the garden room, there is a patio seating area, which extends past the garden room and dining room, providing an ideal space to entertain guests during the spring and summer months. There is also a dual entrance driveway, providing ample off-road parking for several vehicles.

Internal and external viewing is essential!

Ground Floor Accommodation:

Composite part glazed external entrance door with full-length obscure glass side panels opening to:

Spacious Entrance Hall

Staircase rising to the first floor landing with decorative timber open balustrade, built-in double storage cupboard, further built-in storage cupboard, radiator, ceramic tiled flooring, doors opening to the lounge and kitchen/breakfast room, opening to the study, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin with storage under and tiled splash backs, tiled flooring, UPVC double glazed "porthole" window to the front aspect.

Study

8' 2" x 7' 8" (2.49m x 2.34m)

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Lounge

22' 3" x 15' 1" max (6.78m x 4.60m max)

Feature exposed brick fireplace with inset wood burner, bressummer beam over and tiled hearth, radiators, exposed decorative ceiling timbers, carpet flooring, wall lights, dual aspect with UPVC double glazed bow window to the front and UPVC double glazed window to the rear, door opening to the dining room, part glazed double doors opening to:

Garden Room

16' 3" x 10' (4.95m x 3.05m)

Radiator, ceramic tiled flooring, triple aspect UPVC double glazed windows, UPVC double glazed French style doors opening to the rear gardens.

Dining Room

12' x 10' (3.66m x 3.05m)

Radiator, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, opening to:



Kitchen / Breakfast Room

13' 8" x 11' (4.17m x 3.35m)

A comprehensive range of contemporary wall and floor mounted fitted kitchen units in shaker style with contrasting wood work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob with extractor hood over, space for fridge-freezer, plumbing for dishwasher, ceramic tiled flooring, built-in pantry cupboard, UPVC double glazed window to the rear aspect, door opening to:

Utility Room

(Irregular shaped room)

A 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, plumbing for washing machine, plumbing for dishwasher, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

Ground Floor Annexe Area:

Part glazed external entrance door opening to:

Open-Plan Kitchen / Lounge

19' 9" max x 14' 6" max (6.02m max x 4.42m max)

Lounge Area

Radiator, carpet flooring, UPVC double glazed French style doors opening to the rear garden, open-plan to:

Kitchen Area

A comprehensive range of wall and floor mounted fitted kitchen units in walnut finish with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and fitted gas hob with extractor hood over, plumbing for washing machine, space for under-counter appliance, laminate tile flooring, UPVC double glazed window to the rear aspect, door opening to the shower room, further door opening to:

Bedroom

9' 9" x 9' 2" (2.97m x 2.79m)

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room

8' 7" x 7' 5" (2.62m x 2.26m)

Suite comprising low level w.c, hand wash basin and walk-in shower cubicle, UPVC double glazed window to the front aspect.

First Floor Accommodation:

First Floor Landing

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect, doors opening to all first floor bedrooms and the family bathroom.

Master Bedroom

15' x 11' 8" (4.57m x 3.56m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising vanity unit with back to wall w.c, inset hand wash basin and storage under, and shower cubicle with inset tiling and shower unit, part tiled walls.

Bedroom Two

13' 5" x 10' 3" (4.09m x 3.12m)

Two built-in double storage wardrobes with shelving and hanging space, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom Three

16' 9" max x 9' 7" (5.11m max x 2.92m)

Built-in storage wardrobe, radiator, exposed wood flooring, UPVC double glazed window overlooking the front aspect.

Bedroom Four

12' 2" x 11' (3.71m x 3.35m)

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and panelled bath with shower over, part tiled walls, inset ceiling spotlights, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a dual entrance gravelled driveway, bordered by mature hedging, fencing and ornamental trees to the front, providing a degree of privacy to the occupants. The driveway provides ample off-road parking for several vehicles and access to the former garage, which now offers a useful storage space and still retaining the up and over garage door.

The private rear gardens extend to the rear and side aspects of the property, being laid mainly to lawn with a mature hedge, wall and fence boundary. There is a raised vegetable garden, well-stocked borders and a brick and timber Pergola with mature Wisteria. A paved patio seating area extends to the side of the garden room, providing an al' fresco dining area, and there is also a timber garden storage shed.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.



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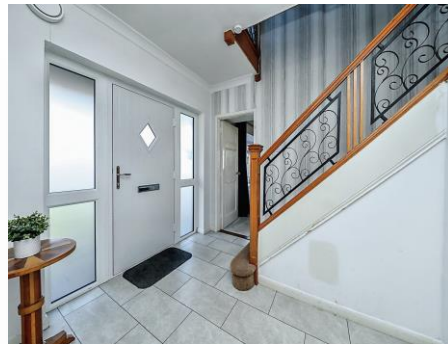
welcome to

Mill House, Tumbler Hill, Swaffham

- 4 bedroom detached house with 1 bedroom self-contained annexe
- Dual aspect lounge with wood burner and triple aspect garden room
- Two further reception rooms
- En suite shower room, family bathroom and ground floor w.c
- Kitchen/breakfast room and separate utility room
- Dual entrance driveway, mature, established gardens and garage storage space
- Gas fired radiator central heating and UPVC double glazed windows
- Non-estate, highly-regarded location

Tenure: Freehold EPC Rating: D

offers in excess of **£535,000**



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass McColls and at the traffic lights, continue straight over onto Mangate Street. Take the next left hand turn onto New Sporle Road and follow the road, passing the duck pond. Take the right hand turn onto Tumbler Hill and bear left where the road forks. The property will be found on the left hand side.

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Property Ref:
SFM108831 - 0012

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