



Hill House, Tumbler Hill, Swaffham, PE37 7JG

welcome to

Hill House, Tumbler Hill, Swaffham

A substantial 4 bedroom detached family home, set in a lovely, non-estate position within close proximity to Swaffham town centre. Occupying a great sized plot of 1/5 of an acre (STMS) and boasting an open-plan lounge/dining room, ground floor bedroom with en suite, ample off-road parking and more!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Radiator, tiled flooring, wall lighting, UPVC double glazed windows to the front aspect, door opening to the inner hallway, further door opening to:

Ground Floor Bedroom

15' 1" x 11' (4.60m x 3.35m)

Radiator, carpet flooring, UPVC double glazed window to the side aspect, double glazed external entrance door opening to the side aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and shower cubicle, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect.

Inner Hallway

Staircase rising to the first floor landing with under-stairs storage cupboard, wooden flooring, radiator, door opening to the breakfast room, further door opening to:

Open-Plan Lounge/ Dining Room Lounge Area

13' 9" x 13' (4.19m x 3.96m)

Open fireplace with decorative surround and hearth, radiator, television and telephone points, wall and ceiling lighting, wooden flooring, UPVC double glazed window to the side aspect, open-plan to:

Dining Area

13' 9" x 13' (4.19m x 3.96m)

Radiator, wall lighting, wooden flooring, dual aspect with UPVC double glazed window to the rear and UPVC double glazed French doors opening to the side, door opening to:

Breakfast Room

14' 8" x 8' (4.47m x 2.44m)

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

Kitchen

11' 3" x 9' 4" (3.43m x 2.84m)

A range of wall and floor mounted fitted kitchen units with solid wood work surfaces over, inset 1 1/2 bowl sink and drainer, tiled splash backs and surrounds, space for Rangemaster style oven, plumbing for slim-line dishwasher, radiator, dual aspect UPVC double glazed windows to the rear and side, integral door opening to the garage, further door opening to:

Utility Room

Space for fridge and freezer, base storage units and shelving.

First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all first floor rooms.

Bedroom 1

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

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

Bedroom 2

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

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed windows overlooking the side aspect.

Bedroom 3

11' 5" x 8' (3.48m x 2.44m)

Radiator, carpet flooring, UPVC double glazed windows overlooking the side aspect.

Family Bathroom

Suite comprising vanity hand wash basin and storage under and corner panelled bath with shower over, fully tiled walls, heated towel rail, UPVC double glazed window overlooking the front aspect.

Separate W.C

Suite comprising low level w.c and hand wash basin, part tiled walls.

Outside

The property is approached over a large shingle driveway, providing ample off-road parking and access to the integral garage and main entrance door with plant and shrub bed borders. A five-bar gate to the side gives access to the side and rear gardens.

The gardens, which are a particular feature of this property, wrap around the side and to the rear and consist of lawned and shingle areas with an array of various plants, flower beds, shrubs and hedging, together with a paved patio area with a grapevine above, vegetable patch, three timber garden storage sheds and a summerhouse.

Integral Garage

17' 1" x 11' 3" (5.21m x 3.43m)

Up and over door, power and lighting connected.

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.

Council Tax Band

This property is Council Tax band E.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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Hill House Tumbler Hill, Swaffham

- Individual 4 bedroom detached house
- High quality, spacious accommodation
- Open-plan lounge/dining room
- Ground floor bedroom with en suite shower room
- Well-proportioned plot of 1/5 of an acre (STMS) with side & rear gardens
- Integral garage and ample off-road parking
- Sought-after, non-estate location

Tenure: Freehold EPC Rating: D

guide price **£400,000 - £440,000**



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Property Ref:
SFM109148 - 0007

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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 Spole Road and follow the road, passing the duck pond. Take the right hand turn onto Tumbler Hill and bear right where the road forks. The property will be found further along on the right hand side, identified by our William H Brown "For Sale" board.


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