

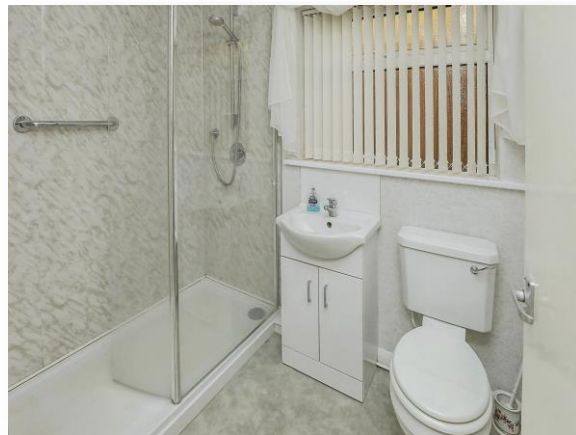


Adastral Place, Swaffham, PE37 7RG

welcome to

Adastral Place, Swaffham

>> **NO ONWARD CHAIN!** A well-proportioned 3 bedroom detached bungalow, occupying a slightly elevated corner plot and located within this well-regarded development, close to town & local amenities. Offering a 21' lounge, modern shower room, well-proportioned wrap-around gardens, driveway and a garage!



We are excited to welcome to the market this 3 bedroom detached bungalow, situated within this well-regarded, established development, within easy reach of Swaffham town centre amenities and facilities. The property occupies a slightly elevated corner plot with well-proportioned wrap-around gardens.

The property would benefit from enhancement and personalisation, with the accommodation briefly comprising; entrance porch, impressive 21' lounge with gas fireplace, fitted kitchen, side porch/utility room, inner hallway, three bedrooms, two with built-in wardrobes, and a modern shower room. Outside, there are well-established gardens, together with a hard standing driveway providing off-road parking and access to the single garage. Coupled with this accommodation, the property further benefits from gas fired central heating and UPVC double glazed windows.

Offered for sale with **NO ONWARD CHAIN**, an internal inspection is essential!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Radiator, door opening to;

Lounge

21' 1" max x 12' 6" (6.43m max x 3.81m)

Gas fireplace, radiator, television point, UPVC double glazed window to the front aspect, door opening to the inner hallway, further door opening to;

Kitchen

14' x 9' 1" (4.27m x 2.77m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven, fitted electric hob with concealed cooker hood over, built-in microwave, plumbing for dishwasher, built-in storage cupboard, radiator, dual aspect UPVC double glazed windows to the front and side, door opening to;

Side Porch / Utility Room

20' 9" x 4' 5" (6.32m x 1.35m)

Fitted unit with inset stainless steel sink and drainer with mixer tap, UPVC double glazed window to the front aspect, UPVC external entrance doors opening to the side and rear aspects, integral door opening to the garage.

Inner Hallway

Built-in linen cupboard with radiator, loft access, doors opening to all bedrooms and the shower room.

Bedroom 1

12' x 9' 9" (3.66m x 2.97m)

Built-in storage wardrobes, radiator, UPVC double glazed window to the rear aspect.

Bedroom 2

9' x 9' 3" (2.74m x 2.82m)

Built-in storage wardrobes, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

9' x 9' 2" (2.74m x 2.79m)

Radiator, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin and walk-in shower cubicle, tiled splash backs band surrounds, heated towel rail, UPVC double glazed obscure glass window to the side aspect.

Outside

The property is approached via a hard standing driveway, which provides off-road parking and access to the single garage. As stated previously, the property is located on a slightly elevated plot with established gardens to the front aspect with plant and shrub beds.

To the rear and side aspects, there are mature gardens of good size, being laid predominantly to lawn with ornamental trees, shrubs and stocked borders. Immediately behind the property, there is a low maintenance gravel garden area with a garden storage shed.

Garage

Up and over door to the front aspect, personal door, window to the rear aspect.

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 is also on an excellent bus route. There is 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 C.

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

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Take the left hand turn onto New Sporle Road and then take the first left hand turn onto Adastral Place. Take the first right hand turn, where the property can be found at the bottom of the cul-de-sac on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Adastral Place, Swaffham

- **NO ONWARD CHAIN!**
- 3 bedroom detached bungalow
- Slightly elevated corner plot with wrap-around gardens
- Off-road parking and garage
- Impressive 21' lounge
- UPVC double glazed windows
- Gas fired central heating
- Well-regarded development

Tenure: Freehold EPC Rating: C

£260,000



Please note the marker reflects the postcode not the actual property



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Property Ref:
SFM109561 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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