



Hillside, Swaffham, PE37 7QU

welcome to

Hillside, Swaffham

A well-proportioned 3 bedroom detached bungalow, which in recent years has undergone a significant programme of modernisation and improvement. The property boasts a contemporary kitchen/breakfast room and bathroom, gardens, integral garage/workshop & much more!

We are extremely pleased to welcome to the market this beautifully presented and spacious 3 bedroom detached bungalow, located on the edge of the historic market town of Swaffham, yet within walking distance of town centre amenities and facilities.

Finished in a contemporary render with contrasting roof slates, the accommodation briefly comprises; open storm porch leading to the entrance hall, cosy sitting room with wood burner, modern fitted kitchen/breakfast room, which is open-plan to a generously sized garden room with stunning views over the rear gardens, three good sized bedrooms and a contemporary fitted family bathroom.

Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there are mainly lawned front and rear gardens, driveway parking and an integral tandem-length garage/workshop with the addition of a cloakroom w.c.

A full internal inspection is essential to fully appreciate the accommodation, quality and location offered for sale!

Accommodation:

Open storm porch and composite part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, doors opening to the kitchen, all bedrooms and bathroom, part glazed double doors opening to:

Sitting Room

12' 11" x 12' 6" (3.94m x 3.81m)

Wood burner with decorative surround and hearth, radiator, television point, exposed wooden flooring, decorative wall lights, UPVC double glazed bow window to the front aspect.

Kitchen / Breakfast Room

18' x 10' 7" (5.49m x 3.23m)

A comprehensive range of wall and floor mounted fitted Shaker style kitchen units with contrasting work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob with concealed extractor hood over, plumbing for washing machine, plumbing for dishwasher, recess space for fridge-freezer, built-in cupboard housing the gas fired central heating boiler (serving domestic hot water and heating systems), contemporary ladder style radiator, wood effect tiled flooring, inset ceiling spotlights, dual aspect UPVC double glazed internal windows to the rear and side, open-plan to:

Garden Room

18' x 7' 10" (5.49m x 2.39m)

Of UPVC double glazed and brick construction with two radiators, wood effect tiled flooring, decorative wall light, integral door opening to a large garage/workshop, UPVC double glazed French doors opening to the rear garden.

Bedroom 1

12' x 9' 5" (3.66m x 2.87m)

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





Bedroom 2

12' 8" max narrowing to 10' 1" min x 11' 6" (3.86m max narrowing to 3.07m min x 3.51m)
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

8' 10" x 8' 6" (2.69m x 2.59m)
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Family Bathroom

10' 5" max x 5' 2" (3.17m max x 1.57m)
Suite comprising vanity unit with back to wall w.c, inset hand wash basin with storage under and panelled bath with shower screen and shower over, fully tiled walls, heated towel rail, wood effect tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is a formal garden area with a pathway leading to the main entrance door. A side driveway provides off-road parking and access to the integral tandem-length garage/workshop.

The rear garden is laid mainly to lawn with stocked border areas, raised vegetable beds and retaining hedging and fencing, which give a good degree of privacy.

Integral Garage / Workshop

31' max narrowing to 25' " min x 8' 10" (9.45m max narrowing to 7.62m min x 2.69m)
Roller door to the front aspect, UPVC part glazed external door opening to the rear garden, obscure glass windows to the side aspect, skylight window, tap, power connected, door opening to:

Cloakroom W.C

The current owners have created a cloakroom w.c to the rear of this useful storage area, which comprises low level w.c and hand wash basin, tiled flooring.

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 C.

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



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welcome to

Hillside, Swaffham

- Modernised 3 bedroom detached bungalow
- Driveway and tandem-length integral garage/workshop with w.c
- Well-tended front and rear gardens
- Contemporary dual aspect kitchen/breakfast room
- Modern fitted family bathroom
- Cosy sitting room with wood burner and spacious garden room with French doors to the garden
- Gas central heating and UPVC double glazed windows
- Edge of town location, yet close to the town centre

Tenure: Freehold EPC Rating: C

£360,000

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. Proceed along as the road merges into Norwich Road and before leaving the town, take the right hand turn onto North Pickenham Road. Continue and take the left hand turn onto Hillside. Follow the road to the right and the property will be found further along on the right hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SFM109055 - 0007

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