



**Theatre Street, Swaffham, PE37 7HF**

**welcome to**

**Theatre Street, Swaffham**

A spacious and well presented 3 bedroom detached bungalow, located in a convenient, non-estate town centre position. Boasting ample accommodation with an open-plan kitchen/dining room, garden room, dual aspect lounge, en suite bathroom, large rear garden, ample off-road parking and much more!



### **Accommodation:**

Part glazed external entrance door with UPVC double glazed side panels opening to:

### **Spacious Entrance Hall**

Built-in double storage cupboard, radiator, carpet flooring, UPVC double glazed window to the rear aspect, doors opening to all bedrooms, the lounge, open-plan kitchen/dining room and shower room.

### **Lounge**

18' 1" x 14' 9" max narrowing to 10' 6" min ( 5.51m x 4.50m max narrowing to 3.20m min )  
Electric fireplace with decorative surround and hearth, radiator, television point, picture rail, carpet flooring, dual aspect with UPVC double glazed windows to the side and rear and UPVC double glazed French doors opening to the rear garden, part glazed French style doors opening to:

### **Open-Plan Kitchen/Dining Room**

16' 1" max x 16' 1" max narrowing to 11' 8" min ( 4.90m max x 4.90m max narrowing to 3.56m min )

### **Dining Area**

Radiator, carpet flooring, part glazed French style doors opening to the conservatory, further part glazed door opening to the conservatory, open-plan

### **Kitchen Area**

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset double bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob with concealed cooker hood over, breakfast bar return, space for fridge-freezer, plumbing for washing machine, built-in pantry cupboard, carpet flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

### **Garden Room**

11' 8" x 7' 3" ( 3.56m x 2.21m )  
Of mainly brick and UPVC double glazed construction with timber framed double glazed Velux style windows, radiator, tiled flooring, UPVC double glazed French doors opening to the rear garden, further part glazed timber stable style external entrance door opening to the patio area at the rear of the bungalow.



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### **Master Bedroom**

13' 6" max narrowing to 11' 8" to wardrobes x 12' 7" ( 4.11m max narrowing to 3.56m to wardrobes x 3.84m )  
Two double built-in storage wardrobes, radiator, television point, picture rail, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

### **En Suite Bathroom**

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with mixer taps, fully tiled walls, radiator, UPVC double glazed window to the front aspect.

### **Bedroom 2**

12' 3" + bay x 8' 5" ( 3.73m + bay x 2.57m )  
Built-in storage wardrobes, radiator, television point, picture rail, carpet flooring, UPVC double glazed bay window to the front aspect.

### **Bedroom 3**

9' 2" x 8' 11" ( 2.79m x 2.72m )  
Radiator, picture rail, carpet flooring, UPVC double glazed window to the front aspect.

### **Shower Room**

Suite comprising low level wall w.c, vanity hand wash basin with storage under and corner shower enclosure, fully tiled walls, tiled flooring, UPVC double glazed window to the side aspect.

### **Outside**

The property is approached via timber five bar gates that open out onto a tarmac driveway with attractive brick edging, providing ample off-road parking. There are decorative shingle borders and double gate access to the side leading into the enclosed rear garden. The front boundary is enclosed by mature hedging, offering a good degree of privacy to the occupants.

The rear garden, which is a particular feature of the property, is a great size, being laid mainly to lawn with a large paved patio seating area, ideal for entertaining friends and family in the spring and

summer evenings, various flower and shrub bed borders, mature hedging and retaining fencing. This lovely bungalow also comes with an array of outbuildings including a summerhouse, timber workshop, further workshop and 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 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, pass Morrisons Daily along Lynn Street and at the traffic lights, turn right. At the mini roundabout, take the first exit and then take the immediate right hand turn down Cley Road. Take the next left hand turn onto Theatre Street and proceed past Theatre Street car park. The property will be found on the right hand side.

welcome to

## Theatre Street, Swaffham

- Well-proportioned 3 bedroom detached bungalow
- Non-estate location, within easy walking distance of town centre amenities
- Ample off-road parking and generous enclosed rear garden with outbuildings
- Large open-plan kitchen/dining room
- Modern fitted en suite bathroom and separate shower room

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
SFM109323 - 0004

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