



**Southlands, Swaffham, PE37 7PE**



**welcome to**

**Southlands, Swaffham**

>> NO ONWARD CHAIN! A deceptively spacious detached bungalow, occupying a pleasant position within this sought-after residential area on the edge of Swaffham town. Boasting ample accommodation with 2/3 reception rooms, conservatory, beautifully tended gardens, driveway and a garage!



### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

Radiator, carpet flooring, doors opening to both bedrooms, bathroom and a doorway to the dining room, further door opening to:

### **Lounge**

15' 1" x 10' 10" ( 4.60m x 3.30m )

Feature electric fireplace with decorative surround and hearth, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

### **Kitchen**

12' 10" x 9' ( 3.91m x 2.74m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset ceramic sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven with extractor hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge-freezer, built-in storage space, radiator, UPVC double glazed window to the front aspect, archway opening through to the dining room, UPVC part glazed door opening to:

### **Side Lobby**

14' 6" x 5' ( 4.42m x 1.52m )

Of mainly UPVC double glazed construction on a brick base with inset ceiling spotlights, power, UPVC double glazed external entrance door opening to the rear garden.

### **Dining Room**

8' 10" x 8' 10" ( 2.69m x 2.69m )

Radiator, carpet flooring, UPVC double glazed internal window to the side aspect, doorway opening to the inner hallway, archway opening through to the kitchen.

### **Sitting Room/ Bedroom 2**

12' 5" x 8' 9" ( 3.78m x 2.67m )

Radiator, carpet flooring, UPVC double glazed French style doors opening to:

### **Conservatory**

9' 4" x 8' 9" ( 2.84m x 2.67m )

Of mainly UPVC double glazed construction on a brick base with radiator, ceiling fan light, power, UPVC double glazed French style doors opening to the rear garden.

### **Bedroom 1**

10' 11" x 9' 7" ( 3.33m x 2.92m )

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

### **Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with shower attachment, part tiled walls, UPVC double glazed window to the side aspect.

### **Outside**

The property is approached via a brick-weave driveway, which provides off-road parking and access to the garage. To the front of the property, there is a lawned garden area with attractive flower and shrub beds, a dwarf brick wall boundary and a brick-weave pathway leads to the main entrance door.

A timber gate gives access into the well-tended, enclosed rear garden, which is also laid mainly to lawn, interspersed with mature plant and shrub beds and ornamental trees, together with paved patio seating areas and pathways, timber garden storage shed, retaining fencing and hedging.

### **Garage**

Up and over door to the front aspect, UPVC double glazed window to the rear aspect, UPVC part glazed personal door opening to the rear garden.

### **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, sport and leisure facilities and a popular golf club. 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.

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. Continue to the mini roundabout and take the first exit onto London Street. At the next mini roundabout, take proceed straight over and continue south out of town. Take the right hand turn onto Haspalls Road and proceed to the t-junction. Turn left onto Cley Road and take the first left hand turn onto Southlands. Pass the immediate right hand turn and take the next right hand turn (also Southlands) into the cul-de-sac. The property will be found along on the left hand side.



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welcome to

## Southlands, Swaffham

- NO ONWARD CHAIN!
- Versatile 1/2 double bedroom detached bungalow
- Cul-de-sac location within a sought-after development on the edge of Swaffham town
- Well-manicured front and rear gardens
- Driveway and garage
- 2/3 reception rooms, conservatory and side lobby
- UPVC double glazed windows

Tenure: Freehold EPC Rating: D



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

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109641 - 0004

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william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williamhbrown.co.uk**