



Adastral Place, Swaffham, PE37 7RG

welcome to

Adastral Place, Swaffham

A well-proportioned 3 bedroom detached bungalow, located in this highly-regarded development, within easy reach of Swaffham town centre and amenities. Set within well-tended front and rear gardens, the property further boasts a large lounge, conservatory/side porch, driveway, garage and more!



We are delighted to welcome to the market this spacious and well presented 3 bedroom detached bungalow, situated within Adastral Place in the historic market town of Swaffham. Adastral Place is a sought-after residential development comprising of detached bungalows and conveniently situated in close proximity to Swaffham community hospital and town centre.

In brief, the accommodation comprises; entrance porch, spacious lounge, fitted kitchen and conservatory/side porch. This is complemented by an inner hallway, three great sized bedrooms and a family shower room. The bungalow benefits from a gas fired radiator central heating system with UPVC double glazed windows throughout. Outside, a driveway and single garage provides off-road parking, with well-maintained gardens to both front and rear elevations.

Appealing to an assortment of buyers, a full and early internal inspection is essential to fully appreciate the accommodation offered for sale!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Radiator, wood effect LVT flooring, UPVC double glazed obscure glass window to the front aspect, multi-pane obscure glass door opening to:

Lounge

21' x 12' 6" (6.40m x 3.81m)

Radiator, television point, wood effect LVT flooring, UPVC double glazed window to the front aspect, multi-pane obscure glass door opening to the inner hallway, multi-pane obscure glass double doors opening to:

Kitchen

13' 11" x 8' 11" (4.24m x 2.72m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven with microwave over, fitted hob with cooker hood over, space for fridge-freezer, built-in airing cupboard (housing the hot water cylinder), further built-in cupboard (housing the gas fired central heating boiler, serving domestic hot water and heating systems), radiator, vinyl flooring, UPVC double glazed window to the front aspect, UPVC double glazed internal window to the side aspect, UPVC part glazed obscure glass door opening to:

Side Porch / Conservatory

11' x 6' 3" (3.35m x 1.91m)

Of UPVC and double glazed construction with plumbing for washing machine, UPVC double glazed external entrance door opening to the side aspect.

Inner Hallway

Built-in storage cupboard, doors opening to all bedrooms and the family shower room.

Bedroom 1

12' 4" x 10' 9" max narrowing to (3.76m x 3.28m max narrowing to)

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

Bedroom 2

9' x 9' (2.74m x 2.74m)

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

Bedroom 3

9' x 9' (2.74m x 2.74m)

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

Shower Room

Suite comprising low level w.c, hand wash basin and shower cubicle with inset tiling and shower unit, part tiled walls, radiator, extractor fan, UPVC double glazed obscure glass window to the side aspect.

Outside

To the front of the property there is a lawned garden area with shrub beds and a resin pathway leading to the main entrance door. A resin driveway provides off-road parking and access to the garage.

A side gate gives access into the rear the garden, which is laid mainly to lawn with a paved patio seating area, well-stocked borders, interspersed with numerous flowers and shrubs and retaining fencing. Within the garden there is also a timber garden storage shed.

Garage

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

Storage Shed

9' 10" x 7' 6" (3.00m x 2.29m)

Window to the front aspect, timber access door.

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. The bungalow will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Adastral Place, Swaffham

- 3 bedroom detached bungalow
- Driveway parking and single garage
- Well-manicured front and rear gardens
- Generous lounge
- Conservatory/side porch
- Gas fired central heating
- UPVC double glazed windows
- Popular location, offering easy access to Swaffham town centre and amenities

Tenure: Freehold EPC Rating: D

offers in excess of **£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109803 - 0002

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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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk