



**Hillside, Swaffham, PE37 7QU**

**welcome to**

## **Hillside, Swaffham**

>> **NO ONWARD CHAIN!** A very well presented 2 double bedroom detached bungalow, occupying a great sized plot within this highly-regarded development. This sizeable bungalow boasts a large conservatory, 2 reception rooms, kitchen/breakfast room, beautiful gardens, driveway and an integral garage!

We are extremely pleased to welcome to the market a well-proportioned and well-kept 2 double bedroom detached bungalow, ideally situated on the edge of this historic market town, yet within easy reach of the town centre, amenities and facilities.

Briefly, the well presented accommodation comprises an entrance hallway, which leads into a front-facing lounge with feature coal-effect fireplace and spacious kitchen. From here there is a formal dining room with integral door access into the garage and further leads into the large conservatory, which boasts fine views over the beautiful rear garden. To complete the accommodation, there are two double bedrooms and a family shower room.

Coupled with this, the property benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there is a driveway and integral garage, providing off-road parking, together with good sized and well-tended front and rear gardens, which are a particular feature of the bungalow.

Offered for sale with **NO ONWARD CHAIN**, internal viewing is highly recommended to fully appreciate this property!

### **Accommodation:**

Part glazed external entrance door opening to:

### **Entrance Hall**

Airing cupboard, radiator, doors opening to the lounge, kitchen, both bedrooms and the shower room.

### **Lounge**

14' 11" x 11' 11" ( 4.55m x 3.63m )

Feature coal effect fireplace with decorative surround and hearth, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect.

### **Kitchen**

12' 11" x 10' 1" ( 3.94m x 3.07m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for oven, plumbing for washing machine, space for under-counter appliance, space for fridge-freezer, radiator, tile effect vinyl flooring, UPVC double glazed internal window to the rear aspect, part glazed door opening to the dining room.

### **Dining Room**

9' 2" x 6' 7" ( 2.79m x 2.01m )

Tiled flooring, UPVC double glazed window to the side aspect, further UPVC double glazed internal window to the rear aspect, integral door opening to the garage, UPVC part glazed door opening to the conservatory.

### **Conservatory**

19' 4" x 9' 6" ( 5.89m x 2.90m )

Of UPVC and double glazed construction on a brick base with tiled flooring, lighting, UPVC part glazed external entrance door opening to the rear garden.

### **Bedroom 1**

13' 1" x 10' 4" ( 3.99m x 3.15m )

Radiator, wood effect flooring, UPVC double glazed window to the front aspect.







### Bedroom 2

10' 5" x 10' 3" ( 3.17m x 3.12m )  
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

### Shower Room

Suite comprising vanity unit with back to wall w.c, inset hand wash basin and storage under, and shower cubicle with inset tiling and shower unit, part tiled walls, radiator, vinyl flooring, UPVC double glazed window to the rear aspect.

### Outside

The bungalow is approached via a long driveway, which leads to the integral garage and provides off-road parking. The front garden is laid mainly to lawn with a central pathway leading to the main entrance door. Gated access to the side of the bungalow leads into the rear garden.

The enclosed rear garden is laid mainly to lawn with stepping stones, interspersed with numerous plant and shrub beds, paved patio seating areas, timber garden storage shed and greenhouse.

### Integral Garage

17' 8" x 9' 1" ( 5.38m x 2.77m )  
Up and over door to the front aspect, power and lighting connected, integral door opening to the dining room.



### 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 on the outskirts, 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 B.

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



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## Hillside, Swaffham

- **NO ONWARD CHAIN!**
- 2 double bedroom detached bungalow
- Driveway parking and integral garage
- Well-manicured front and rear gardens
- Lounge with feature fireplace
- Dining room and large conservatory
- Gas central heating and UPVC double glazed windows
- Popular edge of town location, within close proximity of amenities and facilities

Tenure: Freehold EPC Rating: D

**£250,000**

### 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 onto Norwich Road and before leaving the town, take the right hand turn onto North Pickenham Road. Take the next left hand turn onto Hillside. Follow the road to the right and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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](http://www.focalagent.com)

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SFM109897 - 0004

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