



Greenhoe Place, Swaffham, PE37 7EY

welcome to

Greenhoe Place, Swaffham

>> NO ONWARD CHAIN! A well-proportioned detached bungalow, located in the heart of this highly-regarded development. Offering versatile accommodation with a spacious lounge, fitted kitchen, occasional bedroom/dining room and conservatory, together with generous garden space and off-road parking!



Accommodation:

UPVC part glazed external entrance door opening to:

Spacious Entrance Hall

Carpet flooring, doors opening to both bedrooms, the shower room, lounge and kitchen.

Lounge

16' 4" x 12' 1" (4.98m x 3.68m)

Wall mounted gas fire, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen

10' 2" x 9' 10" (3.10m x 3.00m)

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, built-in oven and gas hob with cooker hood over, plumbing for washing machine, vinyl flooring, UPVC double glazed window to the side aspect, UPVC part glazed external entrance door opening to the side aspect.

Bedroom 2 / Dining Room

10' 1" x 9' 5" (3.07m x 2.87m)

Radiator, carpet flooring, UPVC double glazed siding patio style doors opening to the conservatory.

Conservatory

10' 5" x 10' 1" (3.17m x 3.07m)

Of UPVC and double glazed construction on a brick base with radiator, wood effect flooring, power sockets, UPVC double glazed French doors opening to the rear garden.

Bedroom 1

13' 1" x 9' 11" (3.99m x 3.02m)

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

Shower Room

Suite comprising close coupled w.c, pedestal hand wash basin with tiled splash backs and surrounds and walk-in shower enclosure with shower panels, vinyl flooring, UPVC double glazed window to the front aspect.

Outside

To the front of the property, there is a low maintenance shingle garden area, with a central paved feature and a pathway leads around the front to the main entrance door at the side. A long driveway to the opposing side elevation provides tandem off-road parking. The pathway and a wrought iron gate leads to a side garden and onto the rear garden.

The side garden area is laid mainly to paving with mature shrub bed borders. The rear garden is a great size, enjoying a good degree of privacy and is mainly laid to lawn with well-stocked, established plant and shrub bed borders, paved patio seating area, two timber garden storage sheds, retaining hedging and fencing.

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 is also only about an hours' drive 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, 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.

directions to this property:

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout proceed straight over and take the next right hand turn onto Haspalls Road. Take the next left hand turn onto Greenhoe Place and continue, where the bungalow will be found about mid-way along on the left hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbbrown.co.uk/Property/SFM109631



welcome to

Greenhoe Place, Swaffham

- NO ONWARD CHAIN!
- *GUIDE PRICE £230,000-£240,000*
- Versatile detached bungalow
- Established front and rear gardens
- Long driveway providing off-road parking

Tenure: Freehold EPC Rating: D

guide price

£230,000



Floor Plan

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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM109631](https://www.williamhbrown.co.uk/Property/SFM109631)



Property Ref:
SFM109631 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk