



**Heathlands, Swaffham, PE37 7TG**

**welcome to**

## **Heathlands, Swaffham**

A stunning, fully refurbished 3 bedroom detached chalet style home, located within this ever-popular area of Swaffham. Boasting a contemporary open-plan lounge/kitchen/diner with a modern kitchen and integrated appliances, modern bathroom, EV charger, solar PV, garage, gardens & much more!

We are extremely pleased to welcome to the market this modernised and well-proportioned 3 bedroom detached chalet style bungalow, located within the heart of the Heathlands development in the historic market town of Swaffham. Swaffham is a family-friendly market town, conveniently located just 30 miles from the City of Norwich.

In recent years, the property has undergone an extensive programme of enhancement and improvement internally and externally, with the spacious ground floor accommodation briefly comprising a spacious reception hall with stairs rising to the first floor bedroom and doors leading to the remaining accommodation, including the dual aspect open-plan lounge/diner/kitchen with French doors to the rear garden, wood burner and a fully fitted kitchen with integrated appliances. There are two ground floor versatile double bedrooms and contemporary fitted family bathroom. This is complemented on the first floor by a large bright and airy double bedroom with Velux style windows. Coupled with this accommodation, the property further benefits from gas fired radiator central heating, supplemented by solar PV for hot water and UPVC double glazed windows throughout. Outside, there is a beautifully tended, landscaped rear garden, block-paved driveway with an EV charging point and a garage.

Appealing to an assortment of buyers, this property must be viewed to fully appreciate the quality, location and accommodation offered for sale!

### **Accommodation:**

Composite external entrance door opening to:

### **Reception Hall**

Turned staircase rising to the first floor bedroom, radiator, wood effect laminate flooring, UPVC double glazed window to the front aspect, door opening to:

### **Open-Plan Lounge/Diner/Kitchen**

#### **Lounge Area**

12' 6" x 11' 10" ( 3.81m x 3.61m )

Fitted wood burner with brick surround, radiator, television point, wood effect laminate flooring, inset ceiling spotlights, UPVC double glazed French doors opening to the rear garden, open-plan to:

#### **Kitchen/Dining Area**

12' 7" x 9' 4" ( 3.84m x 2.84m )

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and hob with cooker hood over, integrated fridge-freezer, integrated dishwasher, plumbing for washing machine, fitted wine rack, wood effect laminate flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect, UPVC part glazed external entrance door opening to the side aspect.

#### **Inner Hallway**

Open-plan from the reception hallway with door to airing cupboard, wood effect laminate flooring, doors opening to both ground floor bedrooms and the family bathroom.





### Ground Floor Bedroom 1

10' 9" x 8' 9" + wardrobe ( 3.28m x 2.67m + wardrobe )  
Two built-in storage wardrobes, radiator, television point, carpet flooring, UPVC double glazed window to the rear aspect.

### Ground Floor Bedroom 2

9' 5" x 8' 5" ( 2.87m x 2.57m )  
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

### Ground Floor Bathroom

Modern suite comprising vanity unit with back to wall w.c and inset hand wash basin with storage under and panelled bath with shower screen and shower over, part tiled walls, heated towel rail, UPVC double glazed window to the rear aspect.

### First Floor

#### Bedroom 3

19' 5" max x 11' 1" max ( 5.92m max x 3.38m max )  
(Sloping ceilings) Radiator, television point, carpet flooring, four UPVC double glazed Velux style windows.

#### Outside

The property is approached via a double-width block-paved driveway, which provides off-road parking and access to the garage with an EV charger. There is also a low maintenance shingle garden with raised planters and retaining fencing. A pathway leads to the main entrance door and a side pathway and gate gives access into the rear garden.

The beautifully-tended, enclosed rear garden is a particular feature of the property, being laid mainly to lawn with a paved patio seating area, raised decking area, enclosed hot tub zone, stepping stones, attractive flower and shrub bed borders, maturing ornamental trees and a small nature pond with water feature.

### Garage

Garage door to the front aspect, power and lighting connected, personnel 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 is 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.



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## Heathlands, Swaffham

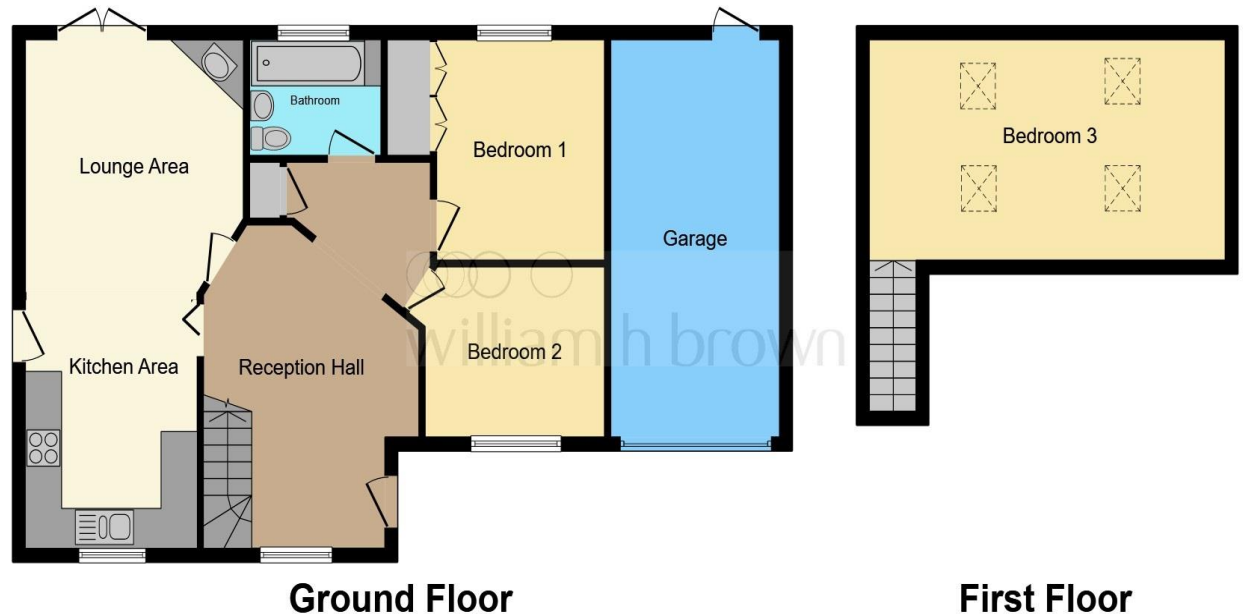
- Stunning 3 bedroom detached chalet style property
- Beautifully-tended rear garden
- Off-road parking, EV charger and garage
- Open-plan lounge/diner/kitchen
- Contemporary fitted bathroom and kitchen with integrated appliances
- Lounge area with feature wood burner
- GCH, solar PV and UPVC double glazed windows
- Close proximity to Swaffham town centre

Tenure: Freehold EPC Rating: D

offers in excess of **£325,000**

### 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. 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. Take the next left hand turn onto Watton Road and then take the third left hand turn onto Heathlands. Proceed along and the property will be found on the right hand side.



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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Property Ref:  
SFM109254 - 0007

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