



Hillside, Swaffham, PE37 7QU

welcome to

Hillside, Swaffham

A stunning 3 bedroom detached bungalow, occupying a lovely edge of town position, yet still within walking distance of Swaffham town centre and local amenities. Offering a modern kitchen/dining room with integrated appliances, dual aspect lounge, gardens, driveway, detached garage and much more!

We are extremely pleased to offer to the market this extremely well presented 3 bedroom detached bungalow, located on the edge of Swaffham town, yet still within easy reach of the town centre, amenities and facilities. Swaffham is an attractive, family-friendly Norfolk market town with much to explore and offer, boasting ample free parking with access to many delightful restaurants, cafes and independent shops.

In brief, the well-proportioned accommodation comprises an L shaped entrance hall, dual aspect lounge with feature modern fireplace, large 19' dual aspect kitchen/dining room with integrated appliances, three good sized bedrooms, one with built-in wardrobes, and a contemporary fitted bathroom. Coupled with this accommodation, the bungalow further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there are mainly lawned front and rear gardens, driveway parking and a detached garage with power and lighting connected.

Offering a 'move straight in' feel and appealing to an assortment of buyers, an internal inspection is strongly recommended to fully appreciate the accommodation and location offered for sale!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, inset ceiling spotlights, doors opening to the kitchen/dining room, all bedrooms and the family bathroom, further door opening to:

Lounge

14' 6" x 12' 5" (4.42m x 3.78m)
Feature wall mounted modern electric fireplace, radiator, television point, telephone point, carpet flooring, wall lighting, dual aspect UPVC double glazed windows to the front and side.

Kitchen / Dining Room

19' 10" x 10' 1" max (6.05m x 3.07m max)
A comprehensive range of wall and floor mounted fitted kitchen units with marble effect work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level electric double oven and fitted hob with concealed cooker hood over, integrated fridge-freezer, plumbing for washing machine, built-in storage cupboard (housing the gas fired central heating boiler), radiator, wood effect flooring, inset ceiling spotlights, dual aspect UPVC double glazed windows to the front and side, UPVC part double glazed external stable door opening to the side aspect.

Bedroom 1

12' 5" x 11' (3.78m x 3.35m)
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2

11' 6" x 9' 4" (3.51m x 2.84m)
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

9' 7" into wardrobe x 8' (2.92m into wardrobe x 2.44m)
Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window to the side aspect.





Family Bathroom

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with shower screen and shower over, fully tiled walls, wall mounted mirror with touch-sensor light, wall mounted cabinet with built-in shaver point, heated towel rail, extractor fan, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the side aspect.

Outside

To the front of the property, there is a lawned garden area with decorative shingle areas and pathways leading to both entrance doors. A driveway provides off-road parking and access to the detached garage.

A side gate opens into the rear garden, which is also laid mainly to lawn with an array of various plant and shrub bed borders and a garden storage shed.

Garage

Up and over 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 supermarkets including Waitrose, Tesco and Asda and smaller independent 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 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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welcome to

Hillside, Swaffham

- Very well presented 3 bedroom detached bungalow
- Well-tended front and rear gardens
- Driveway parking and detached garage
- Open-plan kitchen/dining room with integrated appliances
- Dual aspect lounge with feature modern fireplace
- Contemporary fitted bathroom
- Gas central heating and UPVC double glazed windows
- Quiet edge of town location

Tenure: Freehold EPC Rating: Awaited

£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, continue straight over onto Mangate Street. Before leaving the town, take the right hand turn onto North Pickenham Road. Continue along, taking the last left hand turn onto Hillside. Follow the road to the right and the property will be found further along on the left hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SFM109998 - 0002

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk