



Campingland, Swaffham, PE37 7RB

welcome to

Campingland, Swaffham

> CHAIN FREE! A well-proportioned detached bungalow, occupying a delightful tucked away position within walking distance of the town centre & a short stroll from Campingland surgery. Offering a large lounge with wood burner, dining room, master bedroom with en suite & dressing room, garage and more!



Accommodation:

Recessed storm porch with UPVC double glazed external entrance door opening to:

L Shaped Entrance Hall

Airing cupboard, built-in storage cupboard, two radiators, telephone point, carpet flooring, integral door opening to the garage, further doors opening to all bedrooms, the shower room, kitchen and the lounge.

Kitchen

12' 4" x 11' 10" (3.76m x 3.61m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting 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, fitted gas hob with concealed cooker hood over, plumbing for washing machine, recess space for fridge-freezer, radiator, tiled flooring, UPVC double glazed window to the front aspect, UPVC double glazed internal window to the side aspect, UPVC obscure glass door opening to the conservatory, feature stained glass door opening to:

Dining Room

18' 8" x 9' 2" (5.69m x 2.79m)

Radiator, carpet flooring, double glazed internal window to the side aspect, open-plan arch to:

Lounge

21' 5" x 13' (6.53m x 3.96m)

Feature Yorkstone fireplace with inset wood burning stove and stone hearth with matching shelved plinth, two radiators, television point, carpet flooring, wall lighting, UPVC double glazed internal window to the side aspect, UPVC double glazed window to the opposing side aspect, feature stained glass door to the hallway, double glazed sliding patio style doors opening to:

Conservatory

21' x 9' 5" (6.40m x 2.87m)

Of mainly UPVC and double glazed construction on a brick base with mono-pitched roof, radiator, television point, tiled flooring, wall lighting, UPVC double glazed French doors opening to the garden.

Bedroom 1

11' 1" x 9' 6" (3.38m x 2.90m)

Radiator, carpet flooring, UPVC double glazed window to the side aspect, doorway opening to:

Dressing Room

5' 10" x 4' 11" (1.78m x 1.50m)

Built-in triple storage wardrobes, carpet flooring, inset ceiling spotlights, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, pedestal hand wash basin with tiled splash backs and shower cubicle with inset tiling and shower unit, heated towel rail, UPVC double glazed window to the rear aspect.

Bedroom 2

11' 11" x 11' 3" (3.63m x 3.43m)

A range of built-in storage wardrobes with dressing table, radiator, carpet flooring, UPVC double glazed window to the side aspect.

Bedroom 3

9' 10" x 9' 3" (3.00m x 2.82m)

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

Shower Room

Suite comprising close coupled w.c, pedestal hand wash basin with tiled splash backs and walk-in shower enclosure with inset electric shower unit, part tiled walls, radiator, non-slip flooring, UPVC double glazed window to the rear aspect.

Outside

The property is approached via a long, single track driveway, which opens to a large hard-standing area, providing off-road parking and turning space, also giving access to the integral garage. The property boasts lovely gardens that are set mainly to the rear and side, and are a particular feature, offering a degree of privacy to the occupants. These are laid mainly to lawn with paved patio seating areas, interspersed with numerous flower and shrub bed borders and pathways, mature and ornamental trees, together with a greenhouse, timber Pergola and garden storage shed.

Integral Garage

19' 2" max x 9' 9" max (5.84m max x 2.97m max)

Radiator, wall mounted gas fired central heating boiler, electrically operated up and over door, power and lighting connected, UPVC double glazed window to the side aspect, integral door opening to the entrance hall, door opening to:

Storage Cupboard

Radiator, space for fridge-freezer, UPVC double glazed window to the side aspect.

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 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.



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welcome to

Campingland, Swaffham

- NO ONWARD CHAIN!
- Individual 3 double bedroom detached bungalow
- Integral garage, gardens and off-road parking
- Large lounge with wood burner and separate dining room
- Dual aspect conservatory with French doors to the garden

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000



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 onto London Street and at the next mini roundabout, take the first exit onto White Cross Road. Take the next left hand turn onto Beech Close, which merges onto Campingland and continue to the Campingland doctors surgery. Just after the doctors surgery, take the driveway on the left hand side, signposted '6'. The property will be found at the end of the driveway, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109872 - 0004

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