



**Mount Close, Swaffham, PE37 7NQ**



**welcome to**

## **Mount Close, Swaffham**

A well presented and extended 4/5 bedroom detached bungalow, located within walking distance of Swaffham town centre. Boasting a generous corner plot with ample accommodation including a kitchen/breakfast room, utility room, 4-piece bathroom suite, gardens, ample off-road parking, garage and more!

We are extremely pleased to offer for sale this well-proportioned and versatile detached bungalow, occupying a prominent position within Mount Close, a desirable cul-de-sac just a short walk from Swaffham town centre, amenities and facilities. Swaffham is an historic and picturesque market town, offering easy vehicular access onto the A47 and A1065 for routes to Norwich, King's Lynn, Cromer and beyond. Swaffham sits at the very northern point of the Brecklands, an area of outstanding tranquillity and beauty, which stretches across Norfolk and Suffolk.

The property has undergone various improvements in recent years and now offers flexible 4/5 bedroom accommodation. In brief, this accommodation comprises a welcoming entrance hall, which leads on to most rooms, including the cosy lounge and spacious fully fitted kitchen/breakfast room with built-in pantry storage. This leads onto the rear porch/utility with cloakroom w.c. and a great sized bedroom. There are three further good sized bedrooms off the entrance hallway, two with built-in wardrobes, together with the 4-piece bathroom. The final bedroom can be found off the lounge.

Coupled with this accommodation, the property further benefits from gas central heating and UPVC double glazed windows. Outside, the property sits on a generous corner plot with gardens, ample parking and a garage.

Offered in good decorative order throughout, internal viewing is essential to fully appreciate the versatility offered for sale!

### **Accommodation:**

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

### **Entrance Hall**

Radiator, telephone point, loft access, carpet flooring, doors opening to three bedrooms, the family bathroom and kitchen/breakfast room, further door opening to:

### **Lounge**

14' 3" x 12' 4" ( 4.34m x 3.76m )

Feature fireplace with free-standing wood burner and hearth, radiator, television point, telephone point, wood effect laminate flooring, UPVC double glazed window to the front aspect, door opening to one of the good sized bedrooms.

### **Kitchen / Breakfast Room**

18' 9" x 10' 1" ( 5.71m x 3.07m )

A comprehensive range of wall and floor mounted fitted kitchen units with wood work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for Range style oven with extractor hood over, integrated dishwasher, space for fridge-freezer, fitted breakfast bar, built-in pantry cupboard, radiator, ceramic tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, door opening to one of the good sized bedrooms, further part glazed door opening to:

### **Rear Porch/Utility Room**

14' 6" x 3' 8" ( 4.42m x 1.12m )

Fitted work surfaces, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled flooring, UPVC double glazed window to the rear aspect, part glazed UPVC external entrance door opening to the rear garden, door opening to:

### **Cloakroom W.C**

Suite comprising close coupled w.c and wall mounted hand wash basin with tiled splash backs, radiator, tiled flooring, extractor fan, UPVC double glazed window to the rear aspect.





### Bedroom 1

12' 7" x 9' ( 3.84m x 2.74m )

Built-in storage wardrobes, radiator, television point, telephone point, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect.

### Bedroom 2

11' 2" x 9' 4" ( 3.40m x 2.84m )

Built-in storage wardrobes, radiator, television point, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

### Bedroom 3

9' x 11' 2" ( 2.74m x 3.40m )

Radiator, television point, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

### Bedroom 4

11' 2" x 8' 11" ( 3.40m x 2.72m )

Radiator, television point, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the side aspect.

### Bedroom 5 / Study

9' 4" x 7' 10" ( 2.84m x 2.39m )

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

### Family Bathroom

10' x 6' 5" ( 3.05m x 1.96m )

Suite comprising close coupled w.c, vanity hand wash basin with storage under, panelled bath with hand-held shower attachment and separate shower cubicle, part tiled walls, shaver point, radiator, extractor fan, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect.

### Outside

This lovely bungalow is set on a wonderful corner plot and boasts front, side and rear gardens. The front garden is laid mainly to lawn with established trees and a pathway leads to the main entrance door.

The pathway and lawned garden continues around the side of the property, leading to a spacious driveway, which provides off-road parking and access to the garage.

Gated access leads into the enclosed, lawned rear garden with a large paved patio seating area, slate chip border, retaining fencing and a further covered patio seating area with outside tap.

### Garage

Double timber entrance doors, power and lighting connected, window to the side aspect, personnel door opening to the rear garden.

### Location

Saffham 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. Saffham 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. Saffham 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 D.

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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## Mount Close, Swaffham

- Extended 4/5 bedroom detached bungalow
- Generous corner plot with wrap-around gardens
- Off-road parking for several vehicles and garage
- Kitchen/breakfast room and separate utility room
- 4-piece family bathroom and separate w.c
- Gas fired central heating
- UPVC double glazed windows
- Popular location, close proximity to Swaffham town centre and amenities

Tenure: Freehold EPC Rating: D

**£310,000**

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street heading out of town in the direction of King's Lynn. Take the right hand turn just before the BP petrol station onto West Acre Road. Continue along and take the left hand turn onto Mount Close. Proceed, bearing around to the left and the property will be found on the next left hand corner plot.



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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