



**Northfield Road, Swaffham, PE37 7JB**

**welcome to**

## **Northfield Road, Swaffham**

An extended and well presented 3/4 bedroom detached bungalow, located in a pleasant, non-estate position, within easy reach of local amenities. Offering deceptively spacious accommodation together with plentiful outside space including ample off-road parking, gardens, workshop and a car port!



**Accommodation:**

UPVC part glazed external entrance door with UPVC double glazed side panel opening to:

**Entrance Porch**

7' 1" x 7' 2" max narrowing to 4' 1" min ( 2.16m x 2.18m max narrowing to 1.24m min )  
Wood effect laminate flooring, UPVC double glazed window to the front aspect, obscure glass panelled door opening to:

**Entrance Hall**

Radiator, wood effect laminate flooring, loft access, doors opening to bedrooms one and two, the shower room and dining room, further door opening to:

**Lounge**

14' 5" x 11' 5" max ( 4.39m x 3.48m max )  
Feature coal effect fireplace with decorative surround and hearth, radiator, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and side.

**Dining Room**

11' 6" x 7' 8" ( 3.51m x 2.34m )  
Three built-in storage cupboards, radiator, tiled flooring, UPVC double glazed window to the side aspect, door opening to the inner hallway, open-plan square arch to:

**Kitchen**

9' 8" x 8' 2" ( 2.95m x 2.49m )  
A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset composite 1 1/2 bowl sink and drainer with mixer tap, space for oven with glass splash back and concealed cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for under-counter appliance, wall mounted gas fired central heating boiler, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, part glazed UPVC door opening to:

**Conservatory**

19' x 8' ( 5.79m x 2.44m )  
Of UPVC, double glazed and brick construction with radiator, lighting, tiled flooring, UPVC double glazed French doors opening to the rear garden, UPVC double glazed obscure glass internal window, UPVC double glazed sliding patio doors opening into bedroom two.

**Bedroom 1**

11' 5" x 9' 1" ( 3.48m x 2.77m )  
A range of built-in storage wardrobes, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect.

**Bedroom 2/Reception Room**

11' 1" x 10' 9" ( 3.38m x 3.28m )  
A range of built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed sliding patio doors opening to the conservatory.

**Shower Room**

Suite comprising vanity unit with back to wall w.c, inset hand wash basin with storage under and quadrant shower cubicle with inset shower wall panels and shower unit, radiator, UPVC double glazed obscure glass internal window to the rear aspect.

**Inner Hallway**

Doors opening to the remaining bedrooms and separate w.c.

**Bedroom 3**

7' 10" x 7' 1" ( 2.39m x 2.16m )  
Radiator, carpet flooring, dual aspect UPVC double glazed windows to the rear and side.

**Bedroom 4/Study**

7' 6" x 6' 1" ( 2.29m x 1.85m )  
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

**Separate W.C**

Suite comprising close coupled w.c and vanity hand wash basin with storage under, tiled splash backs, wood effect flooring, UPVC double glazed obscure glass window to the rear aspect.

**Outside**

The property is approached through double wrought iron gates, which open out onto a shingle driveway, which provides off-road parking and turning space and the initial driveway leads to a car port. There is a well-stocked front garden area with a mature hedge boundary.

A timber side gate leads to the rear garden, which is mainly laid to lawn with an ornamental garden pond with water feature, paved patio, seating areas, various flower and shrub beds and borders, outside tap, retaining fencing, timber garden storage shed and a workshop with power and lighting connected. To the side of this is a lean-to greenhouse.

**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 are 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.

**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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- Deceptively spacious 3/4 bedroom detached bungalow
- Non-estate location, within easy reach of local amenities and facilities
- Off-road parking and car port
- Established plot with front and rear gardens and workshop
- Fitted kitchen, dining room and conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

**£260,000**



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



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Property Ref:  
SFM110053 - 0005

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