



**Courtfields, Swaffham, PE37 7ET**

**welcome to**

**CourtfIELDS, Swaffham**

>>>STUNNING! A very well presented 2 double bedroom detached bungalow, located in this peaceful area of Swaffham, within easy reach of town centre amenities. The property boasts deceptively spacious accommodation and has undergone a full refurbishment by the current occupant!



### **Accommodation:**

UPVC double glazed external entrance door opening to:

#### **Entrance Hall**

Built-in storage cupboard, radiator, carpet flooring, doors opening to both bedrooms, kitchen and the shower room, further door opening to:

#### **Lounge**

16' 4" x 12' ( 4.98m x 3.66m )

Radiator, television point, telephone point, carpet flooring, UPVC double glazed bow window to the front aspect.

#### **Kitchen**

10' 3" x 9' 9" ( 3.12m x 2.97m )

Recently installed, this kitchen offers a comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob and cooker hood over, plumbing for washing machine, space for fridge-freezer, LVT flooring, radiator, UPVC double glazed windows to the side aspect and UPVC part glazed external entrance door opening to the garden.

#### **Bedroom 1**

13' 4" x 9' 4" ( 4.06m x 2.84m )

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

#### **Bedroom 2**

10' 4" x 9' 11" ( 3.15m x 3.02m )

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

#### **Bathroom**

Modern suite comprising back to back to wall w.c, hand wash basin, shower cubicle with glass screen and mains connect shower, fully tiled walls and flooring, heated towel rail, UPVC double glazed obscure glass window to the front aspect with bespoke fitted blinds.

### **Outside**

To the front of the property, there is a low maintenance gravelled front garden with attractive potted and earthed plants, a walkway leads to the front entrance door. There is a side driveway providing off road parking and gives access to the detached garage as well as to the rear garden.

The rear garden is very well-tended and fully enclosed, being laid mainly to lawn with a patio seating area to one side, the boundary is set with a variety of flowers and plants and a greenhouse is located to the rear, the garden houses a timber storage shed.

### **Garage**

Up and over door to the front aspect, personal door opening into the rear garden, power and lighting connected.

### **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.

### **Council Tax Band**

This property is Council Tax band B.

Please note that once a sale takes place, the Council

Tax band will be reviewed and may be subject to change.

### **Agents Note**

The bungalow has undergone significant upgrades since the EPC was carried out, this includes a new roof.

### **directions to this property:**

From the William H Brown Swaffham office, pass McColls and the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed to next mini round-a-bout. Continue straight over and take the right hand turn onto Haspalls Road. Take the left hand turn onto Greenhoe Place and then take the first left hand turn, a Greenhoe Place. Follow the road, taking the first right hand turn onto Courtfields. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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## welcome to Courtfields, Swaffham

- Well-proportioned 2 double bedroom detached bungalow
- Presented in immaculate condition throughout
- Re-roofed in 2024
- Bow-fronted lounge, modern kitchen & recently fitted shower room
- Garage & driveway parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: B



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

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109913 - 0005

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william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



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



**williamhbrown.co.uk**