



**Rockland Close, Swaffham PE37 7SP**



**welcome to**

**Rockland Close, Swaffham**

>> NO ONWARD CHAIN! A delightful 2 bedroom detached bungalow, occupying a pleasant position within this sought-after residential area on the edge of Swaffham town. Boasting good-size living accommodation, UPVC double glazed windows, well-tended gardens, driveway and a garage!



## Accommodation:

UPVC part glazed external entrance door opening to:

### Entrance Hall

Radiator, loft access with a fitted loft ladder, carpet flooring, doors opening to both bedrooms, bathroom and a doorway to the kitchen, further door opening to:

### Lounge

16' 3" x 10' 8" ( 4.95m x 3.25m )

Feature gas fireplace, radiator, television point, carpet flooring, UPVC double glazed French doors opening to the garden.

### Kitchen

10' 6" x 10' 8" ( 3.20m x 3.25m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for a cooker, space and plumbing for washing machine, space for fridge-freezer, built-in storage cupboard, radiator, UPVC double glazed window to the front aspect.

### Bedroom 1

12' 9" x 10' 2" ( 3.89m x 3.10m )

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

### Bedroom 2

10' 5" x 8' 7" ( 3.17m x 2.62m )

Currently used as a dining room, bedroom 2 consists of a radiator, carpet flooring, UPVC double glazed window to the front aspect.

### Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower attachment, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect.

### Outside

The property is approached via a paved walkway leading to the front entrance door and a side

driveway, which provides off-road parking and access to the garage. To the front of the property, there is a lawned garden area with some shrubs and hedging.

A timber gate gives access into the well-tended, enclosed rear garden, which is also laid mainly to lawn, with paved patio seating areas and pathways, greenhouse and retaining fencing.

### Garage

Electric roller door to the front aspect, power & lighting.

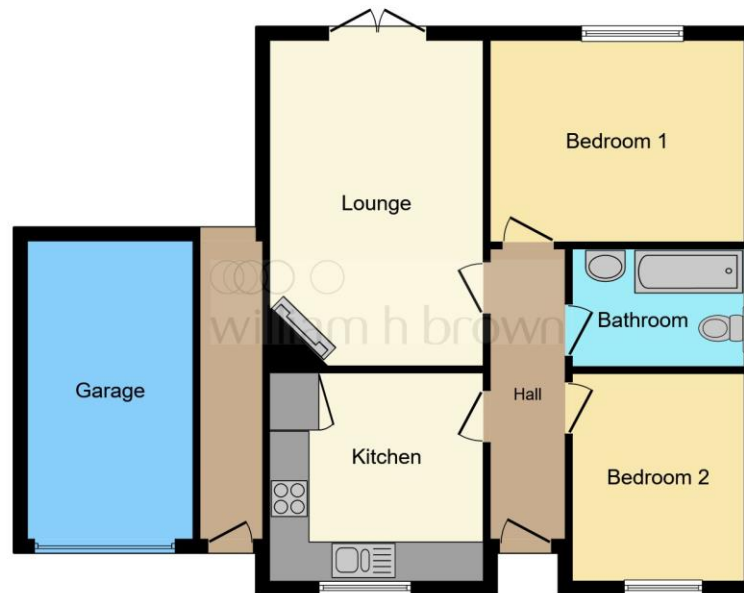
## Location

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 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.



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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**welcome to**

## **Rockland Close, Swaffham**

- NO ONWARD CHAIN!
- 2 double bedroom detached bungalow
- Cul-de-sac location within a sought-after development on the edge of Swaffham town
- Well-manicured front and rear gardens
- Driveway and garage

Tenure: Freehold EPC Rating: D

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

From the William H Brown Swaffham office, proceed along Lynn Street, pass McColls and at the traffic lights, turn right and continue south out of town along London Street. Proceed along onto Brandon Road and pass the schools on the right hand side. Before reaching the round-a-bout, take the right hand turn onto Filby Road and then take the third right hand turn onto Rockland Close. The property is located at the end of the cul-de-sac.

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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