



**Shingham, Swaffham, PE37 8AY**

**welcome to**

**Shingham, Swaffham**

>> GARDENERS DELIGHT!! An outstanding 2 double bedroom cottage with period features, occupying an idyllic rural location within the hamlet of Shingham, just a short drive from the town of Swaffham. Boasting a large plot with exceptional gardens, double garage, off-road parking & more!



**Accommodation:**

UPVC part glazed external entrance door opening to:

**Entrance Hall**

Radiator, doors opening to ground floor bathroom, further door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c, wood effect laminate flooring, part tiled walls, UPVC double glazed window to side aspect.

**Ground Floor Bathroom**

Suite comprising hand wash basin, panelled bath, part tiled walls, fitted bathroom cabinet, wood effect laminate flooring, UPVC double glazed window to rear aspect.

**Lounge**

15' 4" max x 12' 2" ( 4.67m max x 3.71m )  
Victorian style fire surround with inset log burner and tiled hearth, television point, carpet flooring, UPVC double glazed windows to front aspect allowing lots of natural light, door opening to:

**Inner Hall**

Under stairs storage cupboard, door opening to the kitchen and further door opening to:

**Dining Room**

9' 2" x 9' 1" ( 2.79m x 2.77m )  
Carpet flooring, UPVC double glazed door opening to side garden.

**Kitchen**

13' 10" max x 8' ( 4.22m max x 2.44m )  
A range of floor mounted fitted kitchen units with work surfaces over, composite sink and drainer with tiled splash backs, free-standing electric cooker with concealed cooker hood over, space for under counter fridge and freezer, plumbing for washing machine, pan tile flooring, UPVC double glazed windows to rear aspect, external entrance door opening to:

**Conservatory**

8' 8" x 7' 5" ( 2.64m x 2.26m )  
Of UPVC construction with double glazed windows over looking the garden and polycarbonate roofing, UPVC double glazed door opening to the rear garden.

**First Floor Landing**

Carpet flooring, doors opening to both bedrooms.

**Bedroom 1**

12' 1" x 10' 11" ( 3.68m x 3.33m )  
Carpet flooring, storage heater, built in storage cupboard, UPVC double glazed window to rear aspect, door opening to Jack and Jill en suite shower room.

**Bedroom 2**

10' 10" x 11' 9" ( 3.30m x 3.58m )  
Decorative feature fireplace, carpet flooring, built in storage cupboard, UPVC double glazed window to front aspect, door opening to Jack and Jill en suite shower room.

**Outside**

This property enjoys a wonderful semi-rural setting. To the front of the property there is a lawned garden that leads to the external entrance door,

The rear garden is access via a timber five bar gate and gives access to the a large gravelled driveway, which leads to the double garage. The bottom of the garden is mainly laid to lawn and interspersed with various seating areas, trees, plants and mature shrubs are located around the boundary and some timber garden storage sheds complete the outside space.

**Double Garage**

18' 2" x 18' ( 5.54m x 5.49m )  
Two up & over doors along with a personal access door to the garden.

**Location**

Shingham is a quiet and pleasant rural hamlet within walking distance of the village of Beachamwell and approximately 5 miles from the historic market town of Swaffham. This stunning hamlet boasts St Botolph Church and is perfect for dog walking or simply enjoying the nature of the countryside.

Amenities and facilities can be found a short drive away in Swaffham, which is 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 has 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 and sport and leisure facilities. 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.

**directions to this property:**

Leave Swaffham via Cley Road and turn right at the crossroad onto Beachamwell Road, signposted 'Beachamwell'. Follow this road for approximately five miles until reaching the village of Beachamwell. Take the first hard left hand turn and proceed into the hamlet of Shingham. 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

## Shingham, Swaffham

- Beautiful 2 bedroom semi-detached cottage
- Semi-rural, non-estate location
- 2 reception rooms, conservatory and kitchen
- Jack & Jill en suite shower room
- Ground floor bathroom and separate cloakroom w.c
- Stunning rear gardens with far reaching field views
- Double garage and ample off-road parking
- NO ONWRD CHAIN!!

Tenure: Freehold EPC Rating: F



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.localagent.com

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110215 - 0003

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