



**Haspalls Road, Swaffham, PE37 7PB**



**welcome to**

**Haspalls Road, Swaffham**

>> NO ONWARD CHAIN! An eye catching 3 bedroom detached bungalow, located close Swaffham town centre and its amenities. The property benefit from a 21' lounge, large kitchen, utility room, conservatory, en-suite shower room, generous front and rear gardens, driveway and a garage!!



### Accommodation

UPVC part glazed front entrance door opening to:

### Entrance Hall

Carpet flooring, radiator, loft access, internal doors to kitchen, all three bedrooms, the family bathroom and further door opening to:

### Lounge

21' 6" x 15' 2" ( 6.55m x 4.62m )

Feature electric fireplace with ceramic hearth and timber surround, carpet flooring, TV and telephone point, two radiators, UPVC double glazed windows to side and rear aspect.

### Kitchen

13' 6" x 12' 10" ( 4.11m x 3.91m )

A range of wall and floor mounted fitted kitchen units with wooden work surfaces and upstands over, inset sink and drainer with swan-neck mixer tap, integrated eye-level electric double oven, electric hob with cooker hood over, plumbing for dishwasher, space for under counter fridge and freezer, space for a kitchen table, radiator, UPVC double glazed window to the rear aspect, internal door opening to:

### Rear Hall

Carpet flooring, door to conservatory and further door opening to:

### Utility Room

14' 3" x 8' 6" ( 4.34m x 2.59m )

A range of matching wall and floor mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, splashbacks and surrounds, space and plumbing for a washing machine, space for a dryer, cupboard housing the boiler, tiled flooring, ceiling spotlights, part glazed doors opening to the conservatory, UPVC double glazed window to side aspect, part glazed entrance door opening to the side, internal door opening to the garage.

### Conservatory

14' 2" x 13' 10" ( 4.32m x 4.22m )

Of brick and UPVC construction with a Polycarbonate roof, carpet flooring, radiator, UPVC double glazed doors opening on either side.

### Master Bedroom

12' 11" x 12' 11" ( 3.94m x 3.94m )

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

### En Suite Shower Room

Suite comprising low level w.c, hand wash basin, oversized glazed corner shower cubicle with mains connected shower, heated towel rail, UPVC double glazed obscure glass windows to the rear aspect with bespoke roller blind.

### Bedroom 2

12' 11" x 12' 5" ( 3.94m x 3.78m )

Fitted wardrobe, radiator, carpet flooring, UPVC double glazed window to the side aspect.

### Bedroom 3

11' 7" x 6' 8" ( 3.53m x 2.03m )

Currently used as an office, the room comprises of carpet flooring, radiator, UPVC double glazed window to front aspect.

### Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mains connected shower over and glazed shower screen, heated towel rail, tiled walls and, extractor fan, UPVC double glazed obscure glass windows to the front aspect.

### Outside

The front of the property is hard landscaped with dwarf brick wall, a driveway offers off road parking for several vehicles and leads to the front of the garage, the rest of the front garden is laid to lawn. Access is the rear garden is available on both sides of the bungalow.

The generous rear garden, which is a particular feature of the property, is laid mainly to lawn with a paved patio seating area, the garden is well-stocked with a plants, flowers and trees. The garden enjoys a good degree of privacy as there are bungalows on either side, a pathway leads to the bottom of the garden with a small gate opens onto Haspalls Road. This green fingered paradise is completed by external lighting and an outside tap.

### Garage

Larger than standard garage with up & over door, power sockets and lighting, personal door opening to the rear hall.

### 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 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 C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

### directions to this property:

From Swaffham town centre go south out of town on Londo Street and turn right into Haspalls Road where the property will be found on the right hand side clearly marked by our For Sale board.



**view this property online** [williamhbrown.co.uk/Property/SFM110461](http://williamhbrown.co.uk/Property/SFM110461)



welcome to

## Haspalls Road, Swaffham

- NO ONWARD CHAIN!
- Spacious 3 Bedroom detached bungalow
- Large kitchen, utility room and conservatory
- En suite shower room and family bathroom
- UPVC double glazed windows and gas fired central heating

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

**£325,000**



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](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110461](http://williamhbrown.co.uk/Property/SFM110461)



Property Ref:  
SFM110461 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)