



**Surlingham Drive, Swaffham, PE37 7SF**



**welcome to**

**Surlingham Drive, Swaffham**

>> NO ONWARD CHAIN! A spacious detached bungalow, occupying a pleasant position within this sought-after residential area on the edge of Swaffham town. Boasting 2 bedrooms, a dining room formerly a third bedroom, fitted kitchen, well-tended gardens, driveway and a garage!



## Accommodation

UPVC double glazed external entrance door opening to:

### Entrance Hall

UPVC double glazed side panels to the front, storage cupboard, open to the lounge.

### Lounge

17' 2" x 15' 4" ( 5.23m x 4.67m )

Carpet flooring, radiator, TV point, UPVC double glazed sliding doors to the front aspect.

### Inner Hall

Carpet flooring, loft access, door opening to all rooms.

### Kitchen

15' 7" x 14' 7" ( 4.75m x 4.45m )

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap over, splashbacks and surrounds, part tiled walls, built-in double eye-line oven, fitted hob with cooker hood over and glass splashbacks, tiled flooring, integrated under-counter fridge and space for a fridge-freezer, integrated washing machine, radiator, breakfast bar, UPVC double glazed window to the side aspect, UPVC double glazed door opening to the side

### Dining Room

13' 4" x 8' 2" ( 4.06m x 2.49m )

Formerly the third bedroom, the dining room comprises a radiator, tiled flooring and is opening through to the garden room

### Garden Room

9' 6" x 9' 5" ( 2.90m x 2.87m )

Radiator, tiled flooring, UPVC double glazed windows to the rear aspect, UPVC double glazed door opening to the garden.

### Bedroom 1

12' 4" to wardrobe x 10' 8" ( 3.76m to wardrobe x 3.25m )

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

### Bedroom 2

11' 4" x 8' 1" ( 3.45m x 2.46m )

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

### Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower, heated towel rail, tiled walls and flooring, UPVC double glazed obscure glass window to the side aspect.

### Outside

The property has long driveway for off-road parking and leading to the detached garage, the front garden mainly laid to lawn with plant beds to the front and side, a pathway leads to the front entrance door.

The rear garden, which is a particular feature of this property, is mainly laid to lawn with some attractive flower beds around the borders, a patio seating area, a personal access door to the garage complete the garden which offers a good degree of privacy.

### Garage

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

### 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 C.

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 London Street and proceed over the mir roundabout onto Brandon Road. Carry on past the high schc and take the next right hand turn onto Filby Road. Take the f left hand turn into Surlingham Drive. The property can be found at the end of the cul de sac on the right hand side.



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welcome to

## Surlingham Drive, Swaffham

- NO ONWARD CHAIN!
- Lovely 2/3 bedroom detached bungalow
- Presented in very good order throughout
- Front facing lounge, large fitted kitchen and garden room
- Well-manicured front and rear gardens, offering a good degree of privacy

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£290,000**



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:  
SFM110546 - 0004

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