



**The Bungalow, New Sporle Road, Swaffham, PE37 7JD**

**welcome to**

## **The Bungalow, New Sporle Road, Swaffham**

>>NO ONWARD CHAIN! A well proportioned 2 bedroom detached bungalow located within walking distance of Swaffham town centre. The property further boasts mature mainly lawned gardens and is presented in very good decorative order!!



## **Accommodation**

Recessed storm porch with part glazed external entrance door opening to:

### **Entrance Hall**

Radiator, carpet flooring, loft access, doors opening all rooms

### **Lounge**

13' 11" x 11' 6" ( 4.24m x 3.51m )

Feature fireplace with tiled hearth, carpet flooring, radiator, UPVC double glazed French doors opening to the garden, UPVC double glazed window to front aspect.

### **Kitchen / Diner**

12' 8" x 11' 6" ( 3.86m x 3.51m )

A range of fitted wall and floor mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space for electric cooker, space for fridge/freezer, radiator, laminate flooring, built-in storage cupboard housing gas fired central heating boiler serving the domestic hot water and heating system, further built in storage cupboard, UPVC double glazed windows to front and side aspect.

### **Side Lobby**

5' 3" x 4' 10" ( 1.60m x 1.47m )

Tiled flooring, fitted work surfaces, UPVC part glazed external entrance door and internal door opening to kitchen/diner

### **Bedroom 1**

13' 10" x 10' 11" ( 4.22m x 3.33m )

Carpet flooring, radiator, built-in storage cupboard, UPVC double glazed windows to the rear aspect.

### **Bedroom 2**

11' x 10' 6" ( 3.35m x 3.20m )

Carpet flooring, radiator, pedestal hand basin, built-in storage wardrobe, UPVC double glazed window side aspect.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin, panelled bath, shower cubicle with tiling and electric shower unit, radiator, part tiled walls, two UPVC double glazed windows overlooking rear aspect.

### **Outside**

The bungalow is set on a good size plot and located to the centre of an established, mainly lawned, garden. The front of the property is approached by a single track private drive leading to the single detached garage.

A picket fence and garden gate provides access to the gardens and pathways that lead to both entrance doors. To the opposing side of the bungalow there is a paved patio area with retaining hedging around the majority of the gardens given a degree of privacy. interspersed within the garden there are various maturing trees and ornamental shrubs.

### **Garage**

Up and over front door and personal access doors.

### **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 the William H Brown Swaffham office, proceed along L Street past Morrisons and at the traffic lights, proceed straight over onto Mangate Street. Take the next left hand turn onto New Sporle Road and follow the road, passing the duck pond on the left hand side. Continue and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM110317](http://williamhbrown.co.uk/Property/SFM110317)



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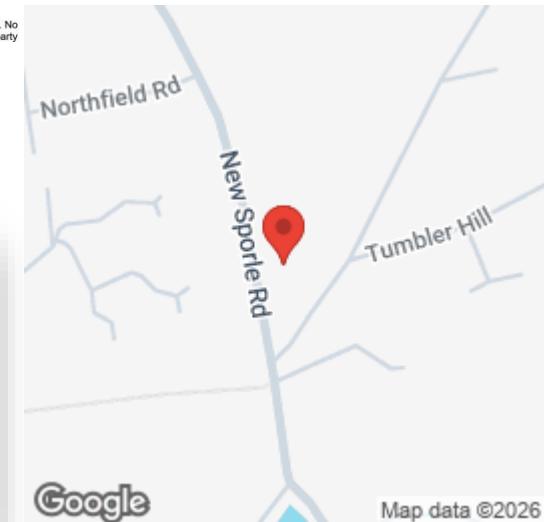
- Pleasant 2 Bedroom detached bungalow
- Presented in good order throughout
- Good size rooms including lounge and kitchen/diner
- Large plot with gardens wrapping around all sides of the bungalow
- Large driveway and detached single garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C



# £240,000



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