



**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)



welcome to

## The Bungalow, New Sporre Road, Swaffham

- 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

offers in excess of

**£230,000**



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



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
SFM110317 - 0009

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)**