



**Hickling Close, Swaffham, PE37 7SE**



**welcome to**

## **Hickling Close, Swaffham**

A well-proportioned 2 bedroom semi-detached family home, located within this highly-regarded residential area of Swaffham. The property benefits from 2 spacious bedrooms, modern fitted kitchen and bathroom, enclosed rear garden, driveway parking and a garage!!



### **Accommodation:**

UPVC part glazed external entrance door opening to:

#### **Kitchen/Diner**

14' 10" x 10' 1" ( 4.52m x 3.07m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with mixer tap, tiled splash backs and surrounds, integrated oven, fitted induction hob with concealed cooker hood over, plumbing and space for washing machine, space for fridge, radiator, vinyl flooring, UPVC double glazed window to the side aspect. UPVC external entrance doors to front and side aspect.

#### **Lounge**

17' x 12' 11" ( 5.18m x 3.94m )

Radiator, carpet flooring, television and telephone points, UPVC double glazed window to the front aspect.

#### **Inner Hall**

Carpet flooring, radiator, built in storage cupboard.

#### **Bedroom 1**

12' x 9' 3" ( 3.66m x 2.82m )

Fitted wardrobes, radiator, television point, carpet flooring, UPVC double glazed French style doors opening to the rear aspect.

#### **Bedroom 2**

11' 10" x 9' 1" ( 3.61m x 2.77m )

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

#### **Bathroom**

Suite comprising low level w.c with vanity hand wash basin, walk in shower cubicle with wall mounted shower unit with fully tiled walls behind, tiled flooring, tiled walls, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

#### **Outside**

To the front of the property, there is a driveway

providing off-road parking and access to the garage. There is a paved front garden with a pathway leading to the main entrance door.

The fully enclosed rear garden is laid mainly to a paved patio area, to minimize maintenance, with a timber garden storage shed with a personal entrance door providing access to the brick built garage. To the side of the property a raised area laid to artificial lawn provides a shaded seating area. The garden is bordered by beds with well established plants, shrubs and trees.

#### **Garage**

Up and over door to the front aspect, personal doors opening to the rear aspects.

#### **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 B.

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 office, turn right at the traffic light onto London Street, continue ahead onto Brandon Road. Take a right hand turn onto Filby Road, then the first right hand turn onto Wroxham Avenue follow the road round onto Hickling Close. The property can be found on the left hand side, identified by our For Sale board.



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## Hickling Close, Swaffham

- 2 bedroom semi-detached bungalow
- Modern fitted kitchen and bathroom
- Driveway parking & garage
- Enclosed rear garden
- Gas fired central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£220,000**



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

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Property Ref:  
SFM110503 - 0004

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