



**Shingham, Swaffham, PE37 8AY**



**welcome to**

## **Shingham, Swaffham**

Walking, Wildlife, and Stargazing! >> An outstanding 3 double bedroom cottage with many features, occupying an idyllic rural location within the hamlet of Shingham, just a short drive from the town of Swaffham. Boasting a large plot with exceptional gardens, off-road parking & more!



### Accommodation:

UPVC Part glazed entrance door opening to:

### Open Plan Reception Hall

9' 1" x 6' 3" ( 2.77m x 1.91m )

Exposed wooden flooring, opening to:

### Dining Room

18' 8" x 11' ( 5.69m x 3.35m )

Wooden flooring, two radiators, UPVC double glazed window to front aspect, UPVC double glazed French style doors opening to the rear garden.

### Lounge

17' 10" Max x 14' 11" Min ( 5.44m Max x 4.55m Min )

Exposed wood flooring, brick built fire place with inset wood burning stove and brick hearth, radiator, dual aspect UPVC double glazed windows to front and rear aspect. Stairs rising to first floor landing.

### Kitchen

12' 4" x 9' 1" ( 3.76m x 2.77m )

A range of floor mounted fitted kitchen units with work surfaces over, butler style sink with tiled splash backs, free-standing gas cooker with cooker hood over, tiled flooring, UPVC double glazed windows to the rear aspect.

### Utility

8' 11" x 8' 5" Max ( 2.72m x 2.57m Max )

A range of floor and wall mounted kitchen units with work surfaces over, tiled flooring, plumbing and space for washing machine.

### Boot Room

5' 9" x 5' 6" ( 1.75m x 1.68m )

Tiled flooring, radiator, UPVC double glazed window and door to the rear aspect.

### Snug Area

8' 7" x 7' 9" ( 2.62m x 2.36m )

Wooden flooring, radiator, UPVC double glazed window to rear aspect.

### First Floor Landing

Carpet flooring, radiator, loft access, UPVC double glazed window to side aspect, internal doors

opening to all first floor rooms.

### Master Bedroom

14' 11" x 11' 6" Max ( 4.55m x 3.51m Max )

Wooden flooring, radiator, original fireplace, dual aspect UPVC double glazed windows overlooking the front aspect.

### Bedroom 2

10' 8" x 6' 9" ( 3.25m x 2.06m )

Wooden flooring, radiator, UPVC double glazed window to the rear aspect.

### Bedroom 3

10' 2" x 8' 6" ( 3.10m x 2.59m )

Wooden flooring, radiator, dual aspect UPVC double glazed windows to the front and rear.

### Family Bathroom

6' 9" x 6' 9" ( 2.06m x 2.06m )

Suite comprising low level w.c, pedestal hand wash basin, bidet, tiled panelled bath with mixer taps, additional mains powered shower over with glass shower screen. Fully tiled walls and floors, wall mounted heated towel rail, UPVC obscure glass window to rear aspect.

### Outside

The property is approached by a gravel driveway, a pathway provides access to the front door, with lawned areas and established plant and shrub borders. A 5 bar timber gate opens to the drive/parking area and rear gardens.

The rear garden is laid to lawn and flower beds, with far reaching field views, a raised patio provides a seating area, with established and well manicured plant and shrub borders. Directly outside the rear of the property is a large patio area with additional plants and shrubs. A shingle pathway provides access to the home office (12'x8'8" 3.66m x 2.64m) and a brick and flint workshop/garden store (9'4" x 8'11" 2.84m x 2.72m).

Solar panels have been added to the property to minimise running costs and improve energy efficiency.

### Location

Shingham is a quiet and pleasant rural hamlet within walking distance of the village of Beachamwell and approximately 5 miles

from the historic market town of Swaffham. This stunning hamlet boasts St Botolph Church and is perfect for dog walking or simply enjoying the abundant nature of the surrounding countryside.

Amenities and facilities can be found a short drive away in Swaffham, which is 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 band will be reviewed and may be subject to change.

### directions to this property:

Leave Swaffham via Cley Road and turn right at the crossroads onto Beachamwell Road, signposted 'Beachamwell'. Follow this road for approximately five miles until reaching the village of Beachamwell. Take the first hard left hand turn and proceed into the hamlet of Shingham. Turn left onto the driveway serving a row of cottages. The subject property can be found at the end of the drive, identified by our William H Brown "For Sale" board.



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## welcome to Shingham, Swaffham

- Beautiful 3 bedroom extended semi-detached cottage
- Rural location with countryside walks on the doorstep!
- 2 reception rooms, kitchen and separate utility room
- Home office, workshop & garden store
- Family bathroom and separate cloakroom w.c

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



offers in excess of  
**£400,000**

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. 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 must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
SFM110270 - 0008

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**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)**