



Admirals Court, Swaffham, PE37 7TE

welcome to

Admirals Court, Swaffham

>> NO ONWARD CHAIN! A 3 bedroom detached chalet style bungalow, located in this popular development towards the edge of Swaffham, within easy reach of town centre amenities & facilities. The property boasts versatile accommodation, together with front & rear gardens, garage and driveway parking!



Accommodation

UPVC part glazed external entrance door opening to:

Spacious Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, further built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window to the front aspect, doors opening to the kitchen, bedroom 2, bedroom 3 and the bathroom, further door opening to:

Lounge

12' 6" Max x 11' 10" (3.81m Max x 3.61m)
Radiator, carpet flooring, television, UPVC double glazed patio style doors opening to the conservatory.

Conservatory

13' x 10' 1" (3.96m x 3.07m)
Of brick base and UPVC double glazed construction, tiled flooring, power sockets, lighting, UPVC double glazed doors to the garden.

Kitchen

11' 5" x 9' 6" (3.48m x 2.90m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric double oven and gas hob with concealed extractor hood over, space and plumbing for a washing machine, space for fridge-freezer, radiator, tiled flooring, UPVC double glazed window to the front aspect, UPVC part glazed external entrance door opening to the side aspect.

Bedroom 2

10' 8" Max x 8' 8" (3.25m Max x 2.64m)
Fitted bedroom furniture, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

9' 5" x 8' 5" (2.87m x 2.57m)
Fitted wardrobe, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Ground Floor Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mixer tap and mains connected shower over, part tiled walls, radiator, UPVC double glazed obscure glass window to the rear aspect.

First Floor Bedroom 1

17' 6" Max x 11' 1" (5.33m Max x 3.38m)
Built-in wardrobes, door to eaves storage area, radiator, four double glazed Velux windows, door opening to:

En Suite Shower Room

Suite comprising low level w.c, wall mounted hand wash basin, shower cubicle with mains connected shower over, part tiled walls.

Outside

To the front of the property, there is a lawned garden area with a pathway leading to the main entrance door. A driveway provides off-road parking and access to the garage.

The rear gardens are laid mainly to lawn with a lowered hedge boundary allowing the occupants to enjoy the far reaching field views, a paved patio seating area is outside of the conservatory, a sectioned off side garden is also laid to lawn, a UPVC part glazed door opens to the rear of the garage.

Garage

Electric roller door to the front, power sockets and lighting connected, personal door opening into 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 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 McColls and at the traffic lights, turn right and continue south out of town along London Street. Take the left hand turn onto Watton Road and then take the third left hand turn into Heathlands. Proceed along and take the second right hand turn into Admirals Court. Continue into Admirals Court and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Admirals Court, Swaffham

- 3 bedroom detached chalet style bungalow
- Versatile accommodation with 1/2 reception rooms
- Attractive front & rear garden with stunning views over the fields behind
- Garage & driveway parking
- Gas fired radiator central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: C



£260,000

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110840 - 0003

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.



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