



Glen Dale, Station Terrace, Swaffham, PE37 7HR

welcome to

Glen Dale, Station Terrace, Swaffham

A spacious 2 double bedroom detached house, located just a short stroll from Swaffham town centre and a stone's throw from a public car park. Boasting a cosy lounge with an open fireplace, dining room, fitted kitchen and utility area, 4-piece bathroom, courtyard garden, gas central heating and more!



We are delighted to offer for sale this rare opportunity to purchase a 2 bedroom Victorian detached property, situated in a convenient, non-estate position on Station Terrace within the bustling market town of Swaffham. Just a few steps away from the property is a public car park, so you should never be short on parking options!

In brief, the ground floor accommodation comprises; entrance porch, cosy lounge with feature fireplace, separate formal dining room, fitted kitchen and a useful utility area. This is complemented on the first floor by a spacious landing area, which could also lend itself well as a study area, giving access to the two large double bedrooms, both with built-in storage wardrobes, and a four-piece family bathroom suite. Coupled with this accommodation, the property further boasts gas fired central heating and majority UPVC double glazed windows. Outside, there is a low maintenance, enclosed courtyard style garden to the rear aspect. A full internal inspection is essential to fully appreciate the potential offered for sale!

Accommodation

UPVC part glazed external entrance door opening to:

Entrance Porch

Timber framed window to the front aspect, door opening to:

Lounge

13' 3" x 10' max (4.04m x 3.05m max)

Feature open fireplace with red-brick surround, tiled hearth and timber mantelpiece, radiator, television point, telephone point, wood effect flooring, dual aspect UPVC double glazed windows to the front and side, part glazed door opening to:

Dining Room

13' 2" x 12' max (4.01m x 3.66m max)

Feature fireplace with timber surround, staircase rising to the first floor landing, radiator, wood effect flooring, UPVC double glazed window to the side aspect, doorway opening to:

Kitchen

13' x 6' (3.96m x 1.83m)

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, space for freestanding oven with concealed cooker hood over, space for under-counter appliances, heated towel rail, dual aspect UPVC double glazed windows to the side and rear, door opening to:

Utility Area

6' 4" x 3' 11" (1.93m x 1.19m)

Wall mounted storage cupboards, work surfaces, space for tumble dryer, plumbing for washing machine, dual aspect UPVC double glazed windows to the rear and side, UPVC part glazed external entrance door opening to the courtyard garden.

First Floor Landing/Study Area

Built-in double storage cupboard, radiator, telephone point, loft access, carpet flooring, dual aspect UPVC double glazed windows overlooking the rear and side, doors opening to both bedrooms and the family bathroom.

Bedroom 1

17' 2" x 9' 11" (5.23m x 3.02m)

Built-in storage wardrobe, two radiators, telephone point, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and side.

Bedroom 2

13' 8" x 9' 3" max (4.17m x 2.82m max)

Built-in storage wardrobe, further built-in cupboard (housing the gas fired central heating boiler), radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

Family Bathroom

Suite comprising vanity unit with back to wall w.c and inset hand basin with storage under, panelled bath with shower attachment and separate glazed shower enclosure, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window overlooking the side aspect.

Outside

To the front of the property there is a small, low maintenance courtyard area with a retaining wall and bin storage area. A pathway leads to the main entrance door and a side gate leads through to the rear garden.

The enclosed rear courtyard style garden is laid mainly to paving, for ease of maintenance, with brick-built borders, timber garden storage shed and external lighting.

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 and is on an excellent bus route. The town has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. There are also 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 band will be reviewed and may be subject to change.

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn left onto Station Street. Just after The Station Free House, take the left hand turn onto Station Yard and then bear left onto Station Terrace, where the property will be found on the left hand side.



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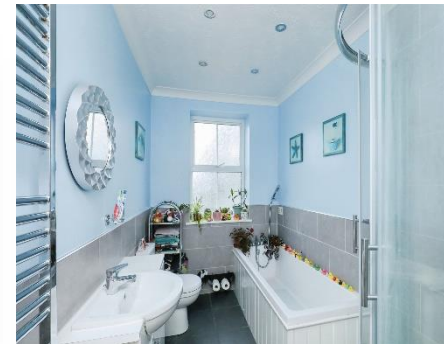
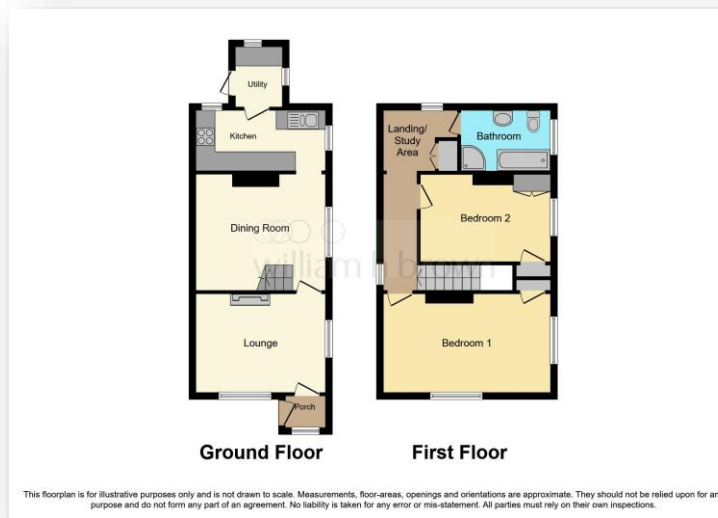
welcome to

Glen Dale, Station Terrace, Swaffham

- 2 double bedroom detached house
- Located within walking distance of Swaffham town centre and steps away from a car park
- Enclosed courtyard style rear garden
- 2 reception rooms
- Fitted kitchen and utility area
- 4-piece family bathroom
- Gas fired central heating
- Majority UPVC double glazed windows

Tenure: Freehold EPC Rating: E

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109508 - 0010

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