



Mill Farm Nurseries, Swaffham, PE37 7PH

welcome to

Mill Farm Nurseries, Swaffham

A well presented 3 bedroom detached bungalow, located within this highly-regarded development, in close proximity to Swaffham town centre and amenities. Boasting an open-plan kitchen/dining room, dual aspect lounge with wood burner, enclosed rear garden, off-road parking, car port and garage!

We are delighted to bring to the market this well-proportioned 3 bedroom detached bungalow, located within the popular Mill Farm Nurseries development in Swaffham, within close proximity to the town centre, amenities and facilities.

In brief, the internal accommodation comprises a UPVC and double glazed conservatory, which leads to an L shaped entrance hall with doors leading to all rooms, including the spacious dual aspect lounge with wood burning stove and large dual aspect, open-plan kitchen/dining room. This is complemented by three good sized bedrooms and a contemporary fitted shower room.

Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, this wonderful bungalow offers a low maintenance frontage with two brick-weave driveways, although one is accessed via a dropped kerb, the other is accessed via an undropped kerb, together with a car port and attached garage. There are also well-manicured side and rear gardens to enjoy.

Appealing to an assortment of buyers, internal viewing is essential to fully appreciate the accommodation and location offered for sale!

Accommodation:

UPVC double glazed external entrance door opening to:

Conservatory

Of mainly UPVC and double glazed construction with vinyl flooring, UPVC part glazed door opening to:

L Shaped Entrance Hall

Radiator, loft access, wood effect flooring, fitted coir entrance mat, inset ceiling spotlights, doors opening to all bedrooms, the shower room and open-plan kitchen/dining room, further door opening to:

Lounge

15' 10" x 12' 6" narrowing to 10' 10" (4.83m x 3.81m narrowing to 3.30m)
Feature open fireplace with inset wood burning stove, radiator, television point, carpet flooring, inset ceiling spotlights, dual aspect UPVC double glazed windows to the front and side.

Open-Plan Kitchen/Dining Room

20' x 9' 4" max (6.10m x 2.84m max)
A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap, built-in eye-level oven and fitted ceramic hob with stainless steel cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge-freezer, boiler cupboard housing the gas fired central heating boiler, further built-in storage cupboard, radiator, wood effect flooring, fitted coir entrance mat, inset ceiling spotlights, dual aspect UPVC double glazed windows to the front and side, UPVC part glazed external entrance door opening to the side aspect.

Bedroom 1

14' x 9' 11" (4.27m x 3.02m)
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.





Bedroom 2

11' 10" x 10' 11" (3.61m x 3.33m)

Built-in storage wardrobes with sliding mirrored doors, radiator, carpet flooring, UPVC double glazed window to the rear aspect, UPVC double glazed external entrance door opening to the rear garden.

Bedroom 3

8' 8" x 7' 10" (2.64m x 2.39m)

Radiator, telephone point, carpet flooring, UPVC double glazed internal window to the rear aspect.

Shower Room

Modern suite comprising back to wall w.c, vanity hand wash basin with storage below and fully tiled walk-in shower enclosure with wall mounted shower unit, heated towel rail, tiled flooring, UPVC double glazed obscure glass window to the side aspect.

Outside

This well-proportioned bungalow is set back from the road, offering a low maintenance shingled front garden, together with a brick-weave driveway and double timber gates leading to a car port and attached brick-built garage for off-road parking. There is a further brick-weave driveway to the opposing side, however, this is accessed via an un-dropped kerb. From here, a timber gate and pathway leads through to the main entrance door/conservatory, where there is a shingle garden area and garden storage shed.

Picket fencing and a garden gate leads into the rear garden, which is very well-tended and fully enclosed, being laid mainly to lawn with a shingle garden area and pathway, timber garden storage shed and summerhouse, both with power and lighting.

Garage

Remote controlled electric roller door, UPVC double glazed window to the rear aspect, personnel door opening to 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 is also only about an hour away. Swaffham boasts ample free parking within the town and is also on an excellent bus route. There is 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, sport and leisure facilities and on the outskirts, a popular golf club. 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.



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welcome to

Mill Farm Nurseries, Swaffham

- Well-proportioned 3 bedroom detached bungalow
- Well-tended front and rear gardens with summerhouse and storage facilities
- Driveway, car port and attached garage
- Contemporary open-plan kitchen/dining room
- Modern fitted shower room
- Dual aspect lounge with wood burner & conservatory
- Gas central heating and UPVC double glazed windows
- Sought-after location, close to town centre amenities

Tenure: Freehold EPC Rating: Awaited

£300,000

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and at the next mini roundabout, continue straight over. Proceed along London Street, taking the next right hand turn onto Haspalls Road and then take the left hand turn onto Greenhoe Place. Continue to the end of the road and take the left hand turn onto Mill Farm Nurseries. Follow the road around the right hand bend and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.

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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



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