



**Mount Close, Swaffham, PE37 7NQ**



**welcome to**

**Mount Close, Swaffham**

NO ONWARD CHAIN >> A delightful 2 double bedroom detached bungalow, located within just a short stroll from town centre amenities and facilities. Set centrally within its plot, this lovely home boasts well-proportioned accommodation and presented in excellent condition throughout.



**Accommodation:**

UPVC double glazed external entrance door opening to:

**Entrance Porch**

Wood effect flooring, door opening to:

**Lounge**

18' 2" x 12' ( 5.54m x 3.66m )

Two radiators, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and side

**Dining Room**

10' 3" x 9' ( 3.12m x 2.74m )

Radiator, carpet flooring, UPVC double glazed window to the front aspect

**Kitchen**

11' 3" x 11' 1" ( 3.43m x 3.38m )

A range of wall and floor mounted fitted kitchen units with surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and gas hob with concealed extractor hood over, space and plumbing for a washing machine, integrated fridge/freezer, built-in storage cupboard, radiator, tiled flooring, UPVC double glazed window to side aspect, part glazed UPVC door opening to:

**Conservatory**

17' 5" x 9' 5" ( 5.31m x 2.87m )

Of UPVC and double glazed construction, tiled flooring, door opening to the garden

**Inner Hall**

Radiator, carpet flooring, loft access, doors opening to the lounge, both bedrooms and the family bathroom.

**Bedroom 1**

11' 5" x 10' 11" ( 3.48m x 3.33m )

Fitted storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Bedroom 2**

10' 11" x 9' ( 3.33m x 2.74m )

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Bathroom**

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with shower attachment over, fully tiled walls, heated towel rail, tiled flooring, UPVC double glazed obscure glass window to the rear aspect.

**Outside**

The property is approached via walkway leading to the front entrance door, a beautiful front garden is set with a selection of plants and shrubs, a driveway to the side provides off-road parking and access to the garage. a timber gate opens to the rear garden.

The rear garden is partly laid to lawn and interspersed with flowers, plants and shrubs, a raised area around the border and a feature Well add to the aesthetics, external lighting, a timber shed and mainly to paving, for ease of maintenance, with stocked border areas, raised beds, retaining fencing and mature shrubs, giving a degree of screening.

**Garage**

Oversized garage with up and over electronically operated door to the front aspect, further part glazed external door opening to the rear garden, power and lighting connected.

**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 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 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:**

From the William H Brown Swaffham office, proceed along L Street heading out of town in the direction of King's Lynn and take the right hand turn just before the BP petrol station onto West Acre Road. Continue along the bungalow will be found the left hand side, identified by our William H Brown For Sale board



**view this property online** [williamhbrown.co.uk/Property/SFM110797](http://williamhbrown.co.uk/Property/SFM110797)



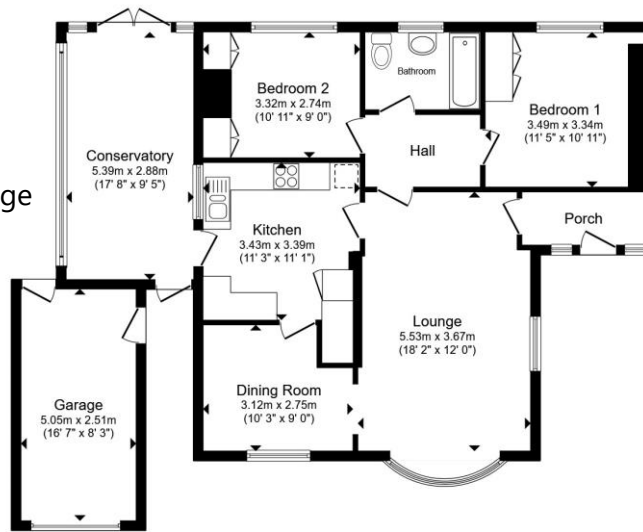
welcome to

## Mount Close, Swaffham

- 2 double bedroom detached bungalow
- Attractive front and rear gardens, driveway and garage
- 18' front facing lounge
- Separate dining room and large conservatory
- Gas fired radiator central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C



£270,000

Total floor area 106.5 m<sup>2</sup> (1,146 sq.ft.) approx

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.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110797 - 0003

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