



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



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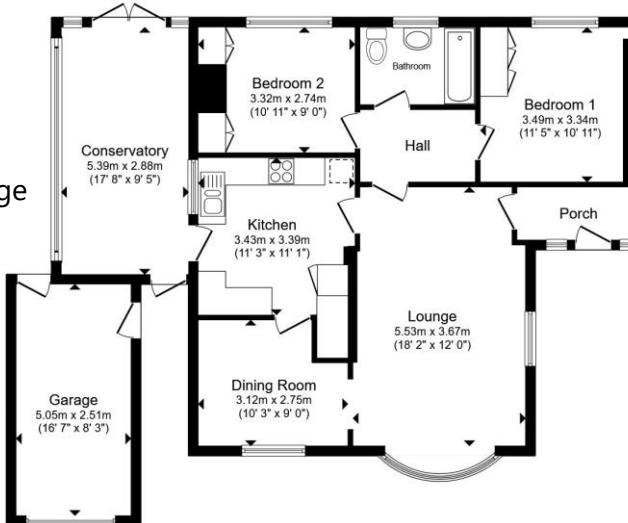
welcome to

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



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Property Ref:
SFM110797 - 0003

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Please note the marker reflects the postcode not the actual property



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