



Brancaster Way, Swaffham, PE37 7RY

welcome to

Brancaster Way, Swaffham

NO ONWARD CHAIN!! A well presented 2 bedroom detached bungalow, set amongst a select development in a quiet cul-de-sac location on the edge of Swaffham. Boasting a large kitchen, lounge, bathroom & separate cloakroom, well-tended front & rear gardens, off-road parking and a garage!



Accommodation:

UPVC double glazed external entrance door opening to:

Entrance Hall

Radiator, loft access, carpet flooring, door opening to the lounge, kitchen, the two bedrooms, the family bathroom and further door opening to:

Cloakroom W.C

Suite comprising low level w.c, hand wash basin, UPVC double glazed window to the front aspect.

Lounge

Feature fireplace with marble effect surround, radiator, television and telephone points, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap over, built-in eye-level electric double oven and gas hob with cooker hood over, tile effect flooring, radiator, UPVC double glazed windows to the rear aspect.

Utility Room

Work surface with space and plumbing for a washing machine under, space for a tumble dryer, space for a fridge/freezer, tiled flooring, UPVC double glazed window to the rear aspect and UPVC double glazed door opening to the garden, airing cupboard housing combi boiler.

Bedroom 1

Radiator, carpet flooring, shower cubicle, UPVC double glazed window to the rear aspect.

Bedroom 2

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

Family Bathroom

Suite comprising low level w.c, pedestal hand wash

basin, panelled bath with hand-held shower attachment, fully tiled walls, heated towel rail, fitted mirror, range of fitted cupboards and drawers, UPVC double glazed window to the rear aspect.

change.

Outside

To the front of the property there is a well-tended lawn garden a dwarf hedge border, a useful side gate allows access to the rear garden. A driveway provides off-road parking and access to the garage, a pathway leads to the front entrance door.

The rear garden is ideal for relaxing or entertaining friends and family. Being laid mainly to lawn with a paved patio area, various flower and shrub beds, useful outdoor electrical sockets, outside tap, a timber garden storage shed, greenhouse and is enclosed by panelled fencing.

Garage

Electric roller door, power and lighting, outside tap, wall mounted fitted cupboards and shelving, personal door opening to the rear garden.

Location

Swaffham is a 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 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.

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



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Brancaster Way, Swaffham

- NO ONWARD CHAIN!
- Well presented 2 bedroom detached bungalow
- Large fitted kitchen, utility and lounge
- Family Bathroom and cloakroom w.c
- Off-road parking & garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn right and continue to the mini round-a-bout. Proceed straight over, taking Cley Road to the side of the White Hart public house and continue along out of town passing the recreation ground on the left hand side. Pass the turning for the Southlands development and take the next left hand turn into Wolferton Drive. Take the first right hand turn into Brancaster Way and then take the next right hand turn, also Brancaster Way, and the property can be found at the bottom of the cul-de-sac on the right hand side, identified by our William H Brown "For Sale" board.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110969 - 0004

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