



Downlands, Watton Road, Swaffham PE37 8HF

welcome to

Downlands, Watton Road, Swaffham

BEAUTIFULLY PRESENTED!! A lovely 4 bedroom detached bungalow built in 2014 on the edge of Swaffham with ample off road parking, garage and spacious accommodation including large kitchen/breakfast room along with a separate utility room. Early viewing is highly recommended!



Accommodation

Part glazed entrance door opening to:

Inner Hallway

Loft access, carpet flooring, doors opening to all rooms.

Lounge

Carpet flooring, television & telephone point, UPVC double glazed bi-folding doors opening to the garden.

Kitchen/ Breakfast Room

A fully fitted kitchen with a range of matching wall and base units and granite work surfaces over, inset sink and drainer with mixer tap over, built-in electric double oven, inset electric hob with extractor hood over, integrated dishwasher, space for an american style fridge/freezer, tiled flooring, UPVC double glazed window to side and rear aspect.

Utility Room

A range of wall and floor mounted fitted kitchen units with work surfaces over, tiled splashbacks and surrounds, stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, space for tumble dryer, storage cupboard, tiled flooring,

Entrance Porch

Tiled flooring, internal door opening:

Bedroom 1

Carpet flooring, TV point, built in wardrobes, UPVC double glazed windows to the side aspect

En-Suite Shower Room

Suite comprising low level w.c, hand wash basin, glazed shower cubicle with mains connected shower, tiled flooring and part tiled walls, wall mounted bathroom cabinet, heated towel rail, UPVC double glazed window to the side aspect

Bedroom 2

Carpet flooring, TV point, built in wardrobes, UPVC

double glazed windows to the side aspect

Bedroom 3

Carpet flooring, TV point, UPVC double glazed windows to the side aspect

Bedroom 4

Carpet flooring, UPVC double glazed window to the side aspect

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mixer tap, additional sliding door shower cubicle, tiled flooring, part tiled walls, heated towel rail, UPVC double glazed window to the rear aspect

Outside

The front of the property is approached over a shingle driveway leading to good size driveway providing off-road parking and leading to the detached garage. There are well stocked flower beds, access to the rear garden on both sides and a walkway to the front entrance door.

The rear garden is mainly laid to lawn with an attractive canopy over a patio seating area to the back of the property, raised flower beds and interspersed with plants and shrubs. To the rear of the garage there is a large garden shed/workshop with power and light.

Detached Garage

Electric roller door, power sockets, lighting and a personal door opening to the 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 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, sport and leisure facilities and 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 E.

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

Downlands Watton Road, Swaffham

- Spacious 4 bedroom detached bungalow
- Presented in excellent condition throughout
- Rear facing lounge and kitchen/breakfast room
- En suite shower room & family bathroom
- Enclosed rear garden

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

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111156 - 0005

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