



**Greenhoe Place, Swaffham, PE37 7EX**

william  
h brown

**welcome to**

## **Greenhoe Place, Swaffham**

>> NO ONWARD CHAIN! An extended 3 double bedroom detached bungalow, located within this pleasant area of Swaffham, in easy reach of town centre. Boasting a 26' lounge, en-suite cloakroom w.c and study, together with an enclosed rear garden, large driveway, garage and more!



## Accommodation

UPVC part glazed external entrance door opening to:

### Entrance Hall

Radiator, carpet flooring, loft access, doors opening to kitchen, all three bedrooms, the study and family shower room, a further door opens to:

### Lounge

26' 10" x 13' 11" ( 8.18m x 4.24m )

Feature fireplace, radiator, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and side aspect with bespoke blinds.

### Kitchen

13' 10" x 7' 4" ( 4.22m x 2.24m )

A range of shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, integrated eye-level electric oven, electric hob with cooker hood over, plumbing for washing machine, space for a dishwasher, space for a fridge-freezer, radiator, UPVC double glazed window to the rear aspect and part glazed door opening to the garden.

### Study

Radiator, carpet flooring, UPVC double glazed windows to the rear with UPVC double glazed doors opening to the garden.

### Bedroom 1

10' 5" x 9' 2" ( 3.17m x 2.79m )

Built-in bedroom furniture, radiator, carpet flooring, UPVC double glazed window to the front aspect.

### Bedroom 2

11' 11" x 10' 5" ( 3.63m x 3.17m )

Built-in bedroom furniture, radiator, carpet flooring, UPVC double glazed window to the front aspect.

### Bedroom 3

9' 11" x 9' 4" ( 3.02m x 2.84m )

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

### Shower Room

9' 4" x 7' 10" into shower ( 2.84m x 2.39m into shower )

Suite comprising low level w.c, vanity hand wash basin with mixer tap over and storage under, double length shower cubicle with electric shower unit over and glazed screen, part tiled walls, radiator, UPVC double glazed window to the rear aspect.

### Outside

The property is set on a spacious corner plot and set to lawn, the front garden is interspersed with a selection of shrubs and trees, a large driveway provides ample off-road parking and leads the garage and the front entrance door.

The rear garden is fully enclosed and mainly laid to lawn, a selection of shrubs and trees are set around the garden.

### Garage

Up and over door to the front aspect, power sockets, lighting and UPVC double glazed window to the rear aspect, personal 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 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 D.

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 Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. Continue to the mini roundabout and take the first exit onto London Street. At the next mini roundabout, take proceed straight over and continue south out of town. Take right hand turn onto Haspalls Road, take the first left hand turn and the property can be located on the left hand side, identified by our William H Brown For Sale Board.



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welcome to

## Greenhoe Place, Swaffham

- NO ONWARD CHAIN!
- Spacious 3 double bedroom detached bungalow
- Opportunity to modernise and personalise throughout
- Dual aspect 26' lounge and study
- En suite cloakroom w.c and modern shower room
- Cornet plot with enclosed rear garden
- Ample off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D



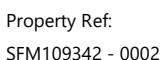
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**£325,000**



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Property Ref:  
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