



**Haspalls Road, Swaffham, PE37 7PB**

**welcome to**

## **Haspalls Road, Swaffham**

>>NO ONWARD CHAIN! Eye-catching 3 bedroom detached bungalow, offering spacious living accommodation and situated within easy reach of Swaffham town centre and its amenities. The home boasts a good overall plot size, ample off-road parking, a large conservatory and much more!!



## **The Accommodation**

Double glazed composite external entrance door opening to;

### **Entrance Hall**

Carpet flooring, radiator, storage cupboard, loft access, doors opening to the kitchen, all three bedrooms, the family bathroom and further door opening to:

### **Lounge**

Feature gas fired place with tiled hearth and surround, carpet flooring, radiator, dual aspect UPVC double glazed windows to the front and side.

### **Kitchen / Dining Room**

A fully fitted kitchen with a range of matching wall and base units with contrasting work surfaces over, inset 1 1/2 bowl sink with swan-neck mixer tap, space and plumbing for a dishwasher, built-in electric oven, ceramic hob with extractor hood over, space for fridge/freezer, tiled flooring, television point, radiator, UPVC double glazed window to side aspect, opening to the dining area, internal door opening to:

### **Utility Room**

A range of wall and floor mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, tiled flooring, external entrance door opening to the side aspect.

### **Conservatory**

Of UPVC double glazed construction with tiled flooring and Perspex roof, UPVC double glazed doors opening to the garden.

### **Bedroom 1**

Radiator, carpet flooring, UPVC double glazed window to the side aspect, door opening to:

### **En Suite Shower Room**

Suite comprising low level w.c, hand wash basin, double shower cubicle with mains connected shower,

tiled walls, radiator, UPVC double glazed window to side aspect.

### **Bedroom 2**

Carpet flooring, radiator and fitted wardrobes. UPVC double glazed window to the side aspect.

### **Bedroom 3**

Previously used as a dining room and/or office, the room comprises of carpet flooring, radiator. UPVC double glazed window to the front aspect.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin, panel bath with mixer tap and mains connected shower over, tiled walls, tiled flooring, radiator, extractor fan, fitted bathroom cabinets, UPVC double glazed window to rear aspect.

### **Outside**

This eye-catching bungalow is approached via a gravelled driveway providing ample off-road parking, either side of the driveway is a well maintained lawn area, the driveway continues to the side of the property and all the way to the rear, where the double garage is located.

The rear garden is a mainly laid to lawn with a patio seating area, a paved area to the rear finds the timber garden shed and large greenhouse. The lawn garden continues to the opposite side of bungalow to offer a lovely private area.

### **Double Garage**

Remote controlled up & over door, power sockets and lighting.

### **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



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welcome to

## Haspalls Road, Swaffham

- Impressively 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Modern fitted kitchen/dining room, utility room and conservatory
- En suite shower room and family bathroom
- Gas fired central heating and UPVC double glazed windows

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £400,000



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### directions to this property:

From Swaffham town centre go south out of town on London Street and turn right into Haspalls Road where the property can be found on the right hand side clearly marked by our For Sale board.



Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110811 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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