



Couhe Close, Swaffham, PE37 7JS

welcome to

Couhe Close, Swaffham

A well presented 2 bedroom detached bungalow, occupying a pleasant, slightly elevated position at the bottom of this well-regarded cul-de-sac. Boasting a generous dual aspect lounge, newly installed fitted kitchen with a breakfast bar and shower room, driveway, garage, well-tended gardens and more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, UPVC double glazed window to the front aspect, doors opening to both bedrooms and the shower room, further door opening to:

Lounge

Two radiators, television point, telephone point, new fitted carpet flooring, dual aspect with UPVC double glazed windows to the front and side, doorway opening to:

Kitchen

A newly installed comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer unit with swan-neck mixer tap, tiled splash backs and surrounds, built-in electric oven and hob with concealed cooker hood over, space plumbing for washing machine, breakfast bar, radiator, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

Bedroom 1

Built-in storage wardrobe with sliding door, radiator, telephone point, carpet flooring, dual aspect UPVC double glazed windows to the front and rear.

Bedroom 2

Built-in storage wardrobe with sliding door, radiator, newly fitted carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room

Newly installed suite comprising low level w.c, vanity hand wash basin with storage under and shower enclosure with inset tiling and wall mounted shower unit, part tiled walls, heated, tiled flooring, airing cupboard, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is a well-manicured lawned front garden, with a pathway leading to the main entrance door. A side driveway provides off-road parking and access to the garage.

A timber side gate leads into the pleasant rear garden, which is laid partly to lawn with a patio seating area, well-stocked border areas, pathways and retaining fencing. There is also a low maintenance side garden, laid mainly to shingle with pathways and shrub beds.

Garage

Up and over door to the front aspect, power and lighting connected, window to the side aspect and personal door to the side aspect.

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 B.

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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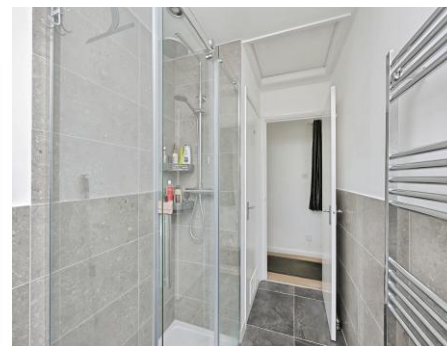
- Bright and Airy 2 double bedroom detached bungalow
- Presented in excellent condition throughout
- Dual aspect lounge
- Newly installed kitchen with a breakfast bar
- Well-manicured front and rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£260,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Take the left hand turn onto New Sporle Road and continue along. Take the third left hand turn onto Couhe Close and proceed to the bottom of the cul-de-sac, where the property will be found in front of you, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111019 - 0004

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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