



London Street, Swaffham, PE37 7DX

welcome to

London Street, Swaffham

>> NO ONWARD CHAIN! This substantial 2 double bedroom detached bungalow is located in a non-estate, sought-after area in Swaffham. The property further benefits from a good size lounge, dining room, kitchen, en suite shower room, long driveway, detached garage, large gardens and much more.



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, storage cupboards, doors opening to all rooms.

Lounge

14' 8" x 13' 6" (4.47m x 4.11m)

Feature fireplace, radiator, carpet flooring, television point, UPVC double glazed windows to the side aspect.

Dining Room

13' 8" x 11' 9" (4.17m x 3.58m)

Radiator, carpet flooring, dual aspect UPVC double glazed windows to the front and side aspect.

Kitchen

19' 1" x 11' 4" (5.82m x 3.45m)

A range of shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, space for an electric cooker and wall mounted extractor fan over, space for a washing machine, radiator, space for a free-standing fridge-freezer, storage cupboard, central breakfast bar with unit storage, UPVC double glazed windows to the side, open to:

Utility Room

8' 1" x 5' 10" (2.46m x 1.78m)

A range of floor mounted storage units with work surfaces over and further under counter storage, stainless steel sink and drainer with wall mounted water provider over, tiled flooring, plumbing for a washing machine, UPVC double glazed window to the rear aspect, door opening to the side

Study Area

Carpet flooring, power sockets, UPVC double glazed window to rear aspect.

Bedroom 1

14' 2" x 12' 6" (4.32m x 3.81m)

Radiator, laminate flooring, wall lighting, UPVC

double glazed window to front aspect.

En Suite Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle with mains connected shower, fitted bathroom cabinets, tiled walls, radiator and UPVC double glazed window to side aspect.

Bedroom 2

14' 2" x 12' 7" (4.32m x 3.84m)

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

Conservatory

13' 8" x 9' 2" (4.17m x 2.79m)

Of brick built construction with UPVC double glazed windows over and bespoke blinds, carpet flooring, power sockets, UPVC double glazed patio doors opening to the garden.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath, radiator, tiled walls, fitted bathroom cabinet, UPVC double glazed obscure glass window to the side aspect.

Outside

The front of the property is mainly laid to lawn with a retained fencing to the front, a beautiful selection of flowers, plants and shrubs surround the boundary to the front. A long driveway through the middle provide off road parking and leads to the detached garage, a large timber shed is housed in the front garden, access is available either side to the rear garden.

The rear is mainly laid to lawn and interspersed with shrubs and plants, a paved patio seating area is located towards the top of the garden.

Detached Garage

Up & over door, window to the side

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 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. 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 banding will be reviewed and may be subject to change.



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welcome to

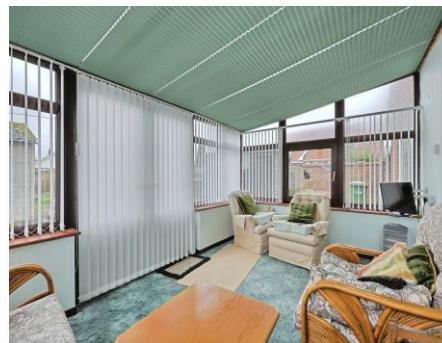
London Street, Swaffham

- NO ONWARD CHAIN!
- Spacious 2 double bedroom detached bungalow
- Large lounge, kitchen, dining room, study area and utility room
- En suite shower room and family bathroom
- Generous front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D

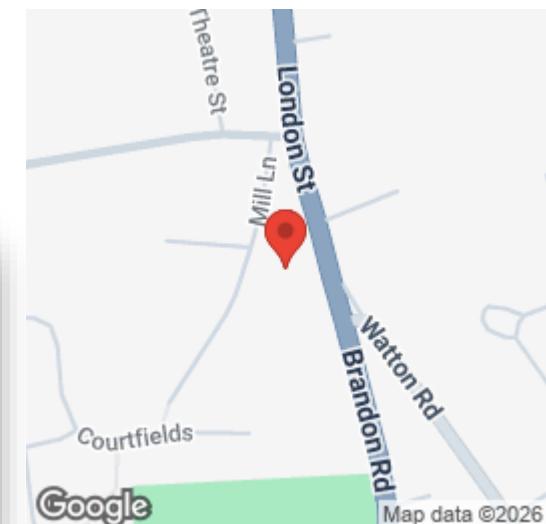
£350,000



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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass McColls and at the traffic lights, turn right. Continue to the mini round-a-bout and take the first exit onto London Street. Proceed out of town and turn right onto Haspalls Road. Turn immediately left onto Mill Lane and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property



Property Ref:
SFM110832 - 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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