



Greenhoe Place, Swaffham, PE37 7EX

welcome to

Greenhoe Place, Swaffham

>> NO ONWARD CHAIN! A spacious 2 Double bedroom detached bungalow, located on the edge of this peaceful development of similar properties,. Offering a spacious lounge, separate dining room and conservatory together with attractive low maintenance front garden, driveway, timber garage and much more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

UPVC double glazed construction

Dining Room

15' 5" x 6' 3" (4.70m x 1.91m)

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

Lounge

16' 3" x 12' (4.95m x 3.66m)

Feature fireplace with decorative surround, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect.

Inner Hall

Built-in storage cupboard, radiator, telephone point, carpet flooring, doors opening to both bedrooms, shower room and the lounge, further door opening to:

Kitchen

9' 10" x 9' (3.00m x 2.74m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, built-in oven and hob with extractor hood over, plumbing for washing machine, radiator, vinyl flooring, space for under counter appliances, UPVC double glazed windows to the side aspect and UPVC part glazed external entrance door opening to the side.

Bedroom 1

8' 2" To Wardrobe x 9' 6" (2.49m To Wardrobe x 2.90m)

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed sliding doors opening to the conservatory.

Conservatory

10' 3" x 7' 9" (3.12m x 2.36m)

Of UPVC double glazed construction with bespoke blinds, double glazed doors opening to the garden.

Bedroom 2

13' 2" x 9' 10" (4.01m x 3.00m)

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

Shower Room

Suite comprising low level w.c, pedestal hand wash basin and shower enclosure, fully tiled walls, heated towel rail, tiled flooring, UPVC double glazed window to the side aspect.

Outside

To the front of the property, there is an attractive hard-landscaped garden area interspersed with plants and flowers, a resin driveway providing ample off-road parking and access to the timber garage. A pathway leads to the main entrance door.

The rear garden, which is a particular feature of the property, enjoys a good degree of privacy and is mainly laid to lawn with stocked border areas, retaining hedging and fencing, a timber garden shed and a paved patio seating area complete the rear garden.

Garage

Of timber construction with hinged front doors and windows to the garden area.

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 hours' drive 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, 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.

directions to this property:

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. Take the first exit at the mini roundabout and at the next mini roundabout, continue straight over. Take the next right hand turn onto Haspalls Road and then take the first left hand turn onto Greenhoe Place. The property will be found on the right hand side.



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welcome to

Greenhoe Place, Swaffham

- 2 double bedroom detached bungalow
- Presented in good order throughout
- Front facing lounge, separate dining room and conservatory
- Low maintenance frontage and lawned rear garden with a good degree of privacy
- UPVC double glazing throughout

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



£240,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110527 - 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.



william h brown



01760 721655



Swaffham@williambrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williambrown.co.uk