



Hickling Close, Swaffham, PE37 7SE

welcome to

Hickling Close, Swaffham

A well-proportioned 2 bedroom semi-detached family home, located within this highly-regarded residential area of Swaffham. The property benefits from 2 spacious bedrooms, modern fitted kitchen and bathroom, enclosed rear garden, driveway parking and a garage!



Accommodation:

UPVC part glazed external entrance door opening to:

Kitchen/Diner

14' 10" x 10' 1" (4.52m x 3.07m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with mixer tap, tiled splash backs and surrounds, integrated oven, fitted induction hob with concealed cooker hood over, plumbing and space for washing machine, space for fridge, radiator, vinyl flooring, UPVC double glazed window to the side aspect. UPVC external entrance doors to front and side aspect.

Lounge

17' x 12' 11" (5.18m x 3.94m)

Radiator, carpet flooring, television and telephone points, UPVC double glazed window to the front aspect.

Inner Hall

Carpet flooring, radiator, built in storage cupboard.

Bedroom 1

12' x 9' 3" (3.66m x 2.82m)

Fitted wardrobes, radiator, television point, carpet flooring, UPVC double glazed French style doors opening to the rear aspect.

Bedroom 2

11' 10" x 9' 1" (3.61m x 2.77m)

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

Bathroom

Suite comprising low level w.c with vanity hand wash basin, walk in shower cubicle with wall mounted shower unit with fully tiled walls behind, tiled flooring, tiled walls, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

To the front of the property, there is a driveway providing off-road parking and access to the garage. There is a paved front garden with a pathway leading to the main entrance door.

The fully enclosed rear garden is laid mainly to a paved patio area, to minimize maintenance, with a timber garden storage shed with a personal entrance door providing access to the brick built garage. To the side of the property a raised area laid to artificial lawn provides a shaded seating area. The garden is bordered by beds with well established plants, shrubs and trees.

Garage

Up and over door to the front aspect, personal doors opening to the rear aspects.

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 B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

directions to this property:

From the William H Brown office, turn right at the traffic light onto London Street, continue ahead onto Brandon Road. Take a right hand turn onto Filby Road, then the first right hand turn onto Wroxham Avenue follow the road round onto Hickling Close. The property can be found on the left hand side, identified by our For Sale board.



view this property online williamhbrown.co.uk/Property/SFM110503



welcome to

Hickling Close, Swaffham

- 2 bedroom semi-detached bungalow
- Modern fitted kitchen and bathroom
- Driveway parking & garage
- Enclosed rear garden
- Gas fired central heating & UPVC double glazed windows
- Gas fired central heating & UPVC double glazed windows
- Highly-regarded development

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£210,000



view this property online williamhbrown.co.uk/Property/SFM110503

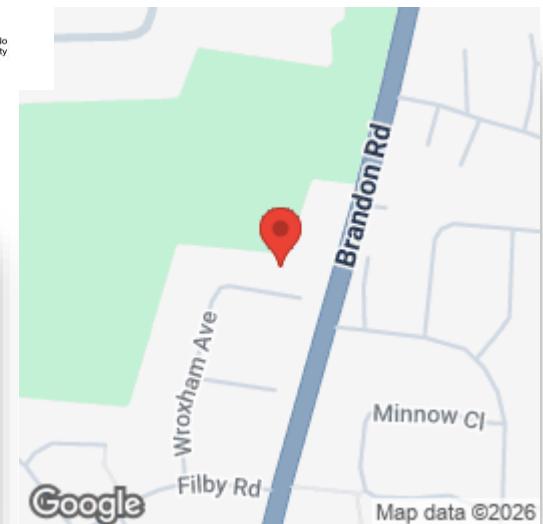
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:
SFM110503 - 0005



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

william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk