



**Greenhoe Place, Swaffham, PE37 7EY**

**welcome to**

## **Greenhoe Place, Swaffham**

A beautifully presented 3 bedroom detached bungalow, located in a sought after development. Boasting a west facing rear garden with a good degree of privacy, off-road parking and garage together with a modern kitchen and shower room, this property must be viewed.



**Accommodation:**

UPVC part double glazed external entrance door opening to:

**Entrance Porch**

Tiled flooring, internal door opening to:

**Inner Hallway**

Radiator, hard flooring, inset ceiling spotlights, loft access, doors opening to the kitchen, bathroom and all bedrooms, further door opening to:

**Lounge**

14' 2" x 13' 1" ( 4.32m x 3.99m )

Feature fireplace with electric fire and with slate hearth, radiator, television point, telephone point, carpet flooring, UPVC double glazed window to the front aspect.

**Kitchen**

10' 11" x 10' 9" ( 3.33m x 3.28m )

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset 1 1/2 bowl sink and drainer with swan-neck mixer tap, built-in eye-level double oven, fitted hob with cooker hood over, integrated dishwasher, integrated fridge-freezer, space and plumbing for a washing machine, radiator, UPVC double glazed window to the side aspect.

**Side Porch**

Of UPVC construction, tiled flooring, fixed panel UPVC double glazed windows, timber part glazed door opening to inner hall. The side porch is still under warranty.

**Dining Room/Snug**

11' 9" x 10' 9" extending to ( 3.58m x 3.28m extending to )

Wood effect flooring, radiator, UPVC double glazed window to the rear aspect and UPVC double doors opening to the conservatory.

**Conservatory**

Of brick built construction with UPVC double glazed

windows to the rear aspect and Polycarbonate roof, wood effect flooring, power sockets, UPVC double glazed doors opening to the garden.

**Bedroom 1**

11' 9" x 9' 10" ( 3.58m x 3.00m )

Radiator, wood effect flooring, UPVC double glazed window to the rear aspect.

**Bedroom 2**

10' 6" x 9' 10" ( 3.20m x 3.00m )

Radiator, wood effect flooring, UPVC double glazed window to the front aspect.

**Bedroom 3**

8' 10" x 8' 11" ( 2.69m x 2.72m )

Radiator, wood effect flooring, UPVC double glazed window to the rear aspect.

**Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower and tiled walls behind, fully tiled walls, radiator, tiled flooring, UPVC double glazed obscure glass window to the side aspect.

**Outside**

The bungalow benefits from a large front garden set to hard landscape for ease of maintenance with attractive shrubs at either side of the front. A driveway provides off-road parking and to the garage. A pathway leads to the main entrance door.

The rear garden is completely private and offers a blend of patios, decking and lawned areas along with raised flower beds and pergolas.

**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 C.

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 Swaffham office, proceed along L Street past Morrisons and at the traffic lights, turn right and continue south out of town along London Street. Take the right hand turn onto Haspalls Road take the first left hand turning onto Greenhoe Place, continue to the end on the road where the property can be found on the right hand side, identified our William H Brown "For Sale" board.



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welcome to

## Greenhoe Place, Swaffham

- Beautiful 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Modern fitted kitchen & shower room
- Front facing lounge
- Gas fired central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £325,000



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](http://www.focalagent.com)



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110846 - 0004

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 william h brown



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