



Three Tuns, Gooderstone, PE33 9BU

welcome to

Three Tuns, Gooderstone

>> NO ONWARD CHAIN! A recently refurbished 2 bedroom semi-detached bungalow, occupying a pleasant non-estate setting in the heart of this highly-regarded village. This beautifully presented bungalow has undergone an extensive programme of improvement, making internal viewing essential!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

UPVC external entrance door to front, radiator, doors opening to both bedrooms, bathroom and kitchen, further door opening to:

Lounge

12' 5" Max x 11' 4" (3.78m Max x 3.45m)

Radiator, television point, telephone point, UPVC double glazed window to the front aspect.

Kitchen

12' 4" x 9' 4" (3.76m x 2.84m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, electric oven with concealed cooker hood over, plumbing for washing machine and dishwasher, space for free-standing fridge-freezer, radiator, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.

Bedroom 1

11' 5" Max x 10' 2" (3.48m Max x 3.10m)

Built in wardrobe, radiator, UPVC double glazed window to the front aspect.

Bedroom 2

9' 7" x 8' (2.92m x 2.44m)

Built-in storage wardrobe, radiator, UPVC double glazed window to the rear aspect.

Bathroom

Re-fitted suite comprising close coupled w.c, vanity hand wash basin with storage unit under and 'P' shaped panelled bath with shower screen and mains connected shower over, part tiled walls, extractor fan, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is a low maintenance gravelled garden bordered by lawn and laurel hedge, a tarmac area provides off-road parking, with a pathway leading to the main entrance door and further pathway leading to rear garden and side entrance door.

Access to the rear garden is open and is laid mainly to lawn with retaining fencing and hedging with an enclosed oil storage tank.

Location

The historic, semi-rural village of Gooderstone is located approximately 6 miles from the bustling market town of Swaffham and 12 miles from Downham Market. This lovely village boasts a primary school, St Georges Church, a public house, The Swan Inn, cricket club and Gooderstone Water Gardens & Nature Trail, which is a unique attraction open daily. Further amenities and facilities can be found in Swaffham town itself, which offers a small, social history museum, many public houses, restaurants and cafes, together with large supermarkets and smaller independent shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band A.

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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welcome to

Three Tuns, Gooderstone

- Recently Refurbished 2 Bedroom Semi Detached Bungalow
- Well Proportioned Gardens
- Off Road Parking, Refitted Kitchen and Bathroom
- UPVC Double Glazed Windows And External Entrance Doors
- Oil Fired Radiator Heating

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in excess of
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM110782 - 0010

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directions to this property:

Leave Swaffham via Cley Road and follow this road out of town into the open countryside. Proceed through the village of Cockley Cley and towards Oxborough. Before reaching Oxborough, take the left hand turn, signposted 'Gooderstone', along Clarke's Lane (ignoring the first left hand signpost marked Gooderstone off this road). At the t-junction, turn right into the village of Gooderstone and continue along. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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