



Hillside, Swaffham, PE37 7QU

welcome to

Hillside, Swaffham

>> NO ONWARD CHAIN! A very well presented 2 double bedroom detached bungalow, occupying a great sized plot within this highly-regarded development. This sizeable bungalow boasts a dual aspect lounge, kitchen/breakfast room, large master bedroom, beautiful gardens, driveway and a garage!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, doors opening to the lounge, kitchen, both bedrooms and the family bathroom.

Lounge

Feature coal effect fireplace with decorative brick surround and hearth, television point, carpet flooring, storage heater, ceiling rose, UPVC double glazed windows to the front and side aspects.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, free standing gas cooker, space and plumbing for washing machine, space for a fridge/freezer, radiator, tile effect vinyl flooring, pantry style storage cupboard and airing cupboard housing the water tank, UPVC double glazed window to the rear aspect, part glazed external entrance door opening to the garden.

Bedroom 1

Extended bedroom with built-in wardrobes, carpet flooring, wall mounted storage heater, UPVC double glazed window to the rear aspect and UPVC double glazed doors opening to the garden.

Bedroom 2

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, shaving point, radiator, vinyl flooring, UPVC double glazed window to the rear aspect.

Outside

The bungalow is approached via a long driveway, which leads to the garage and provides off-road

parking. The front garden is laid mainly to lawn with a pathway leading to the main entrance door. Gated access to the side of the bungalow leads into the rear garden.

The enclosed rear garden is laid mainly to lawn with a pathway to the bottom of the garden, interspersed with numerous plant and shrub beds, paved patio seating areas and a timber garden storage shed, the rear garden offers a good degree of privacy.

Garage

Up and over door to the front aspect, power sockets, lighting, personal door opening to the rear garden

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 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 band will be reviewed and may be subject to change.



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Hillside, Swaffham

- NO ONWARD CHAIN!
- 2 double bedroom detached bungalow
- Presented in very good condition throughout
- Well-manicured front and rear gardens
- Lounge with feature fireplace

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM110892 - 0003

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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along as the road merges onto Norwich Road and before leaving the town, take the right hand turn onto North Pickenham Road. Take the next left hand turn onto Hillside. Follow the road to the right and the property will be found at the end of the cul-de-sac on the left hand side.



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