





Adastral Place, Swaffham, PE37 7RG

william h brown

welcome to

Adastral Place, Swaffham

A well-proportioned 3 bedroom detached bungalow, located in this highly-regarded development, within easy reach of Swaffham town centre and amenities. Set within well-tended front and rear gardens, the property further boasts a large lounge, conservatory/side porch, driveway, garage and more!













Accommodation:
UPVC part glazed external entrance door opening to:

Entrance Porch
Radiator, wood effect LVT flooring, UPVC double glazed obscure glass window to the front aspect, multi-pane obscure glass door opening to:

Lounge
Radiator, television point, wood effect LVT flooring, UPVC double glazed window to the front aspect, multi-pane obscure glass door opening to the inner hallway, multi-pane obscure glass double doors opening to:

Kitchen
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven with microwave over, fitted hob with cooker hood over, space for fridge-freezer, built-in airing cupboard (housing the hot water cylinder), further built-in cupboard (housing the gas fired central heating boiler, serving domestic hot water and heating systems), radiator, vinyl flooring, UPVC double glazed window to the front aspect, UPVC double glazed internal window to the side aspect, UPVC part glazed obscure glass door opening to:

Side Porch / Conservatory
Of UPVC and double glazed construction with plumbing for washing machine, UPVC double glazed external entrance door opening to the side aspect.

Inner Hallway
Built-in storage cupboard, doors opening to all bedrooms and the family shower room.

Bedroom 1
Built-in storage wardrobes, further fitted storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2
Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room
Suite comprising low level w.c, hand wash basin and shower cubicle with inset tiling and shower unit, part tiled walls, radiator, extractor fan, UPVC double glazed obscure glass window to the side aspect.

Outside
To the front of the property there is a lawned garden area with shrub beds and a resin pathway leading to the main entrance door. A resin driveway provides off-road parking and access to the garage.

A side gate gives access into the rear the garden, which is laid mainly to lawn with a paved patio seating area, well-stocked borders, interspersed with numerous flowers and shrubs and retaining fencing. Within the garden there is also a timber garden storage shed.

Garage
Up and over door to the front aspect, personal door to the rear aspect.

Storage Shed
Window to the front aspect, timber access door.

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 on an excellent bus route. The town has a small social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Swaffham offers 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 C.

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

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Adastral Place, Swaffham

- 3 bedroom detached bungalow
- Driveway parking and single garage
- Well-manicured front and rear gardens
- Generous lounge
- Conservatory/side porch

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

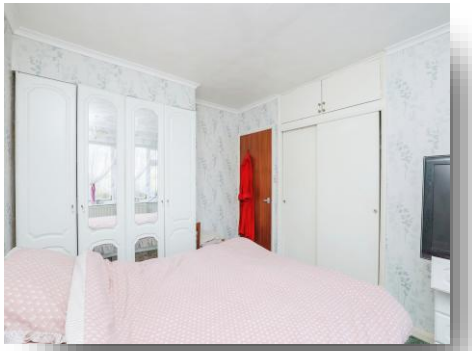
directions to this property:

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. Take the left hand turn onto New Sporle Road and then take the first left hand turn onto Adastral Place. The bungalow will be found on the right hand side, identified by our William H Brown "For Sale" board.

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111235

The Property Ombudsman

Property Ref:
SFM111235 - 0009

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.

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