



**Filby Road, Swaffham, PE37 7SA**

**welcome to**

**Filby Road, Swaffham**

NO ONWARD CHAIN!! A well proportioned 3 bedroom detached bungalow, set within this well regarded development on the edge of Swaffham. Boasting a large kitchen, lounge, bathroom & separate cloakroom, front & rear gardens, off-road parking, a garage and much more!



**Accommodation:**

UPVC double glazed external entrance door opening to:

**Entrance Hall**

Radiator, loft access, carpet flooring, storage cupboard, door opening to the lounge, kitchen, the three bedrooms, family bathroom and further door opening to:

**Cloakroom W.C**

Suite comprising low level w.c, hand wash basin, tiled splashback, UPVC double glazed window to the rear aspect.

**Lounge**

Feature fireplace with decorative surround, radiator, television and telephone points, carpet flooring, UPVC double glazed window to the front aspect.

**Kitchen**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space for electric cooker with concealed cooker hood over, space for fridge freezer, space and plumbing for a washing machine, tile effect flooring, radiator, UPVC double glazed windows to the rear aspect and external door opening to:

**Conservatory**

Of UPVC double glazed construction, internally complimented by tile effect flooring, with patio doors opening to the rear garden.

**Bedroom 1**

Fitted triple wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Bedroom 2**

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

**Bedroom 3**

Radiator, carpet flooring, UPVC double glazed

window to the front aspect.

**Family Bathroom**

Suite comprising pedestal hand wash basin, panelled bath with hand-held shower attachment, fully tiled walls, radiator, fitted mirror, UPVC double glazed obscure glass window to the rear aspect.

**Outside**

To the front of the property there is a well-tended lawn garden a dwarf hedge border, a useful side gate allows access to the rear garden. A driveway provides ample off-road parking and access to the detached garage, a pathway leads to the front entrance door.

The rear garden is ideal for relaxing or entertaining friends and family. Being laid mainly to lawn with a paved patio area, various flower and shrub beds, useful outdoor electrical sockets, outside tap and is enclosed by panelled fencing.

**Garage**

Up and over door, power and lighting, wall mounted fitted cupboards and shelving.

**Location**

Swaffham is a 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 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.

**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.

**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.



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**welcome to**

## **Filby Road, Swaffham**

- Generous 3 bedroom detached bungalow
- Presented in good decorative order throughout
- Front facing lounge
- UPVC double glazed windows & gas fired radiator central heating
- Off-road parking & detached garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110963 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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