



White Cross Road, Swaffham, PE37 7QY

welcome to

White Cross Road, Swaffham

>> NON ESTATE BUNGALOW! This spacious 3 double bedroom detached single store dwelling is located in a non-estate, sought-after area in Swaffham. The property benefits from a good size lounge / dining room, kitchen, utility room, long driveway, garage, large gardens and much more.



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Radiator, carpet and tiled flooring, two storage cupboards, loft access, doors opening to all rooms.

Cloakroom W.C

Suite comprising low level w.c, wall mounted hand wash basin with tiled wood effect laminate flooring, fitted bathroom cabinet, UPVC double glazed window to the side aspect.

Lounge / Dining Room

Feature fireplace, radiator, carpet flooring, television point, space for a dining table, UPVC double glazed windows to the front and side aspects, UPVC double glazed French doors opening to the garden.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap over, integrated electric oven and hob with concealed cooker hood over, space and plumbing for a dishwasher, radiator, space for a free-standing fridge-freezer, UPVC double glazed windows to the front aspect, door opening to:

Utility Room

A range of floor mounted storage units with work surfaces over, stainless steel sink and drainer, tiled flooring, plumbing for a washing machine, UPVC double glazed window to the side aspect and UPVC double glazed door opening to the side as well.

Bedroom 1

Radiator, carpet flooring, UPVC double glazed windows to rear and side aspects.

Bedroom 2

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect and UPVC double glazed door to the garden.

Bedroom 3

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

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over and glazed shower screen, radiator, tiled walls, shaving point, two UPVC double glazed windows to the side aspect.

Outside

The front of the property is mainly laid to lawn with a hedge boundary to the front, providing screening from the road, a selection of beautiful flowers, plants and shrubs surround the boundary and a . A good size driveway provides off-road parking and leads to the garage, a pathway leads to the front entrance door.

The garden is open around the side and to the rear of the plot. The rear garden is mainly laid to lawn and interspersed with plants and flowers, a paved patio seating area allows the occupants to enjoy the complete privacy that this bungalow has to offer.

Garage

Up & over door, power sockets, lighting and personal door opening to the 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 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 D.

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



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welcome to

White Cross Road, Swaffham

- Delightful 3 bedroom detached bungalow
- Good size lounge/dining room, kitchen and utility room
- Family bathroom and separate cloakroom w.c
- Generous front and rear gardens
- UPVC double glazed windows and gas fired central heating

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£350,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons and at the traffic lights, turn right. Continue to the mini round-a-bout and take the first exit onto London Street, at the next mini roundabout take the first exit onto White Cross Road, the property can be found towards the bottom of the road on the left hand side, identified by the William H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110931 - 0006

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