



Northfield Road, Swaffham, PE37 7JB

welcome to

Northfield Road, Swaffham

NO ONWARD CHAIN!>> 2/3 Bedroom chalet situated in this close to town development! Benefiting from two shower rooms, an enclosed rear garden, driveway off road parking, integral garage and much more!



Accommodation:

Composite part glazed entrance door opening to:

Entrance Porch

Carpet flooring, internal door opening to:

Hall

Carpet flooring, internal doors opening to the lounge, kitchen, bedrooms and shower rooms.

Lounge

Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Conservatory

Of brick built construction, UPVC double glazed window and UPVC double glazed door opening to the rear garden. internally there is wood style flooring.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, Inset 1 & 1/2 bowl stainless steel sink with mixer taps over, tiled splashbacks, space for double oven, free standing fridge/freezer, wood style flooring, built in storage cupboards, two UPVC double glazed windows to the rear aspect, UPVC part glazed window opening to the rear garden.

Bedroom 2

Carpet flooring, radiator, built in wardrobes, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising low level w.c., pedestal hand wash basin, walk in sliding door shower cubicle, tiled splashbacks and walls, heated towel rail, wood effect flooring, UPVC double glazed window to the rear aspect.

Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to the front aspect, internal door opening to:

Inner Hall

Carpet flooring, built in storage cupboard, stairs rising to the attic doors, internal door opening to the shower room.

Shower Room

Suite comprising low level w.c., bidet, pedestal hand wash basin, walk in sliding door shower cubicle, tiled splashbacks and walls, heated towel rail, wood effect flooring, UPVC double glazed obscure glass window to the rear aspect.

Attic Room

Accessed by stairs rising from the rear hall, fully boarded with a UPVC double glazed window to the side aspect.

Outside

the property is approached by a tarmac driveway with an additional stone parking area. a paved pathway allows access to the front door and integral garage.

The rear garden can be access by a timber gate from the front of the property, laid mainly to lawn with a paved patio seating area directly outside the property. A timber built storage shed sits to the side. The garden is bordered by established shrubs and plants with a retaining timber fence.

Garage

Integral garage with up and over 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 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 C.

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



view this property online williamhbrown.co.uk/Property/SFM111093



welcome to

Northfield Road, Swaffham

- 2 bedroom detached Bungalow
- Front facing lounge
- Two ground floor shower rooms
- Integral garage & driveway off road parking
- Close proximity to Swaffham town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SFM111093



Property Ref:
SFM111093 - 0004

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.



william h brown



01760 721655



Swaffham@williambrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williambrown.co.uk