



**Adastral Place, Swaffham, PE37 7RG**



**welcome to**

**Adastral Place, Swaffham**

>>VENDOR FOUND! - Beautiful 3 bedroom detached bungalow, offering spacious living accommodation and situated within easy reach of Swaffham town on the desirable Adastral Place development. Boasting a completely private rear garden, ample off-road parking and carport, a conservatory and much more!



### Accommodation

Part glazed external entrance door opening to;

### Lobby

Access to the boiler, LVT flooring, internal door opening to:

### Kitchen / Dining Room

A contemporary fully fitted kitchen with a range of wall and floor mounted units with contrasting work surfaces over, inset stainless steel sink and drainer with swan-neck mixer tap, tiled splashbacks, integrated Bosch washing machine, built-in eye-level Bosch electric oven with built-in Bosch microwave over, inset induction hob with Bosch extractor hood over, integrated Bosch dishwasher, space for an American style fridge/freezer, LVT flooring, radiator, ample space for a dining table, UPVC double glazed window to rear aspect, part glazed door opening to the conservatory.

### Conservatory

Of UPVC construction with double glazed windows, tiled flooring, power sockets and UPVC double glazed patio doors opening to the garden.

### Lounge

Feature fireplace, carpet flooring, radiator, television point, UPVC double glazed window to the front aspect.

### Inner Hallway

New carpet flooring, airing cupboard and two further storage cupboards, doors opening all bedrooms and the family bathroom

### Bedroom 1

Built-in wardrobes, radiator, new carpet flooring, television point, UPVC double glazed window to the rear aspect.

### Bedroom 2

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

### Bedroom 3

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

### Shower Room

Recently installed suite comprising low level w.c, vanity hand wash basin with storage under, double shower cubicle with wall mounted electric shower and rainfall shower head, glazed shower screen and shower boarded walls behind, tiled flooring, radiator, UPVC double glazed window to side aspect.

### Outside

When approaching the property you will find a driveway which provides off-road parking and leads to the carport, which has built-in storage cupboards, a further driveway to the side provides additional parking and leads to a gate which open to the rear garden. The beautiful front garden is set to lawn with a raised well-manicured' plant bed, further plants are set to the border.

The rear garden is a mainly laid to lawn with attractive gravelled path & well stocked flower beds, lawns wrapping around two sides of the property accompanied by three private seating areas,

### 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 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 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.



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**welcome to**

## **Adastral Place, Swaffham**

- Impressively 3 bedroom detached bungalow - **VENDOR FOUND!**
- Presented in excellent condition throughout
- Stunning modern kitchen/dining room and shower room
- Lounge with feature fireplace and conservatory
- Two driveways providing ample off-road parking and a carport

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111157 - 0008

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### **directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn left onto Station Street. Turn right onto Sporle Road, go past the community hospital and take the right hand turn onto Adastral Place. Continue along and take the next left hand turn, also Adastral Place and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



**william h brown**



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