



Southlands, Swaffham, PE37 7PG

welcome to

Southlands, Swaffham

>> **NO ONWARD CHAIN!** An extended 4 bedroom detached bungalow, located within the sought-after Southlands development. The property further boasts a conservatory, modern fitted kitchen, two shower rooms, front & rear gardens, off-road parking, stunning field views to the front and UPVC double glazing! Viewing is essential to appreciate the full potential of this bungalow!



We are delighted to market this detached bungalow, which is located on the highly sought after Southlands development. This is a very unique opportunity to purchase this substantial, four bedroom bungalow with incredibly versatile accommodation, enjoying a field views to the front and a completely private garden.

In brief, the accommodation comprises; entrance porch and hallway, extended lounge with a walk-in store room and access to a former en suite shower room, large modern kitchen, conservatory, four double bedrooms (one being used as a dining room), recently fitted family shower room and a walk in wardrobe. Externally, the property is set back from the road with a driveway providing off road parking for two vehicles. The rear is accessed on either side via a timber gate, where there is a beautiful lawned garden and a paved patio seating area.

The property is within walking distance of Swaffham town centre and being offered with **NO ONWARD CHAIN!** This fine property would suit a variety of buyers due to its ample living accommodation, good sized private rear garden and proximity to both primary and secondary schools, as well as other amenities in the town.

Accommodation:

UPVC double glazed external entrance door opening to:

Entrance Porch

Brick laid flooring with glass door leading to:

L Shaped Entrance Hall

Radiators, wooden flooring, loft access, doors opening to all bedrooms, kitchen and shower room, further door opening to:

Lounge

16' 11" x 15' 2" + door recess (5.16m x 4.62m + door recess)

Radiator, wooden flooring, television point, telephone point, two UPVC double glazed windows to the rear aspect with fitted blinds, door opening to a shower room, further door opening to:



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Built-In Store Room

7' 2" x 6' 1" (2.18m x 1.85m)

Carpet flooring, shelving units on three walls.

Former En Suite

Suite comprising corner shower cubicle with electric shower, w.c and hand wash basin, radiator, partly tiled walls, UPVC double glazed window to the side aspect.

Kitchen

22' 6" x 8' 10" (6.86m x 2.69m)

Fully fitted kitchen with wall and base units with work surfaces over, inset 1 1/2 half bowl sink and drainer, tiled splash backs, free-standing electric oven with extractor hood over, integrated dishwasher, integrated washing machine, vertical radiator, airing cupboard housing the immersion tank and space for a free-standing fridge-freezer, tiled flooring, UPVC double glazed window to the front aspect with stunning field views and fitted blinds.

Conservatory

14' 7" x 8' 1" (4.45m x 2.46m)

Of UPVC double glazed construction on a brick base, tiled flooring, radiator, fan light, UPVC external entrance door opening to the rear garden.

Bedroom 1

12' 3" x 11' 5" (3.73m x 3.48m)

Radiator, Karndean flooring, UPVC double glazed bay window to the front aspect with fitted blinds, door opening to:

Walk-In Wardrobe

12' 4" x 6' 1" (3.76m x 1.85m)

Radiator, power sockets.

Bedroom 2

14' 5" x 10' 10" (4.39m x 3.30m)

Radiator, television point, wooden flooring, UPVC double glazed window to the front aspect with fitted blinds.

Bedroom 3

10' 11" x 9' (3.33m x 2.74m)

Radiator, wooden flooring, UPVC double glazed window to the rear aspect with fitted blinds.

Bedroom 4 / Dining Room

9' 4" x 8' 6" (2.84m x 2.59m)

Radiator, wooden flooring, UPVC double glazed window to the rear aspect with fitted blinds.

Shower Room

Recently fitted shower room with suite comprising w.c, hand wash basin and double-width walk-in shower cubicle with mains powered shower, fully tiled walls, spotlights, fitted mirror.

Outside

The front of the property is mainly laid to lawn with a small brick wall boundary, a selection of flowers, plants and a central tree ensuring the front remains active all year round. A driveway to the side provides off road parking for two vehicles and leads to the property. The rear is accessed from either side by a timber gate, with the garden being mainly laid to lawn with a paved patio seating area and a variety of plants and flowers are placed around the garden, which also homes a plum tree and a timber storage shed is located at the rear of 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 B. Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

welcome to Southlands, Swaffham

- Versatile 4 bedroom detached bungalow
- Large modern kitchen with integrated appliances
- Two shower rooms
- Master bedroom with walk-in wardrobe
- Enclosed, private rear garden & off-road parking
- Field views to the front
- UPVC double glazed windows & gas fired central heating
- Sought-after location within walking distance of the town centre

Tenure: Freehold EPC Rating: D

offers in excess of **£380,000**



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Property Ref:
SFM108284 - 0004

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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past McColls and at the traffic lights, turn right and continue south out of town along London Street. Take the right hand turn onto Haspalls Road and continue to the T junction. Take the left hand turn onto Cley Road and proceed, taking the second left hand turn onto Southlands. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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