



**Southlands, Swaffham, PE37 7PG**

**welcome to**

**Southlands, Swaffham**

>>OPPORTUNITY TO MODERNISE!! A spacious 3 bedroom detached bungalow on the edge of Swaffham town centre. Boasting a fitted kitchen, lounge, two double bedrooms and a further third bedroom, family bathroom, well-manicured front and rear gardens, driveway, garage and much more!!



**Accommodation:**

Part glazed entrance door opening to:

**Entrance Hall**

Carpet flooring, internal doors opening to all rooms.

**Lounge**

Carpet flooring, feature gas fireplace with tiled hearth and surround, radiator, television and telephone point, UPVC double glazed window to the front aspect.

**Kitchen**

A range of wall mounted kitchen units and work surfaces, inset stainless steel sink and drainer with mixer taps over, tiled splashbacks and walls, tile effect flooring, three storage cupboards, radiator, UPVC double glazed window to the front aspect, door opening to:

**Conservatory**

Of brick built construction with UPVC double glazed windows to the front and rear aspect, UPVC double doors opening to the rear garden and front garden.

**Bedroom 1**

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

**Bedroom 2**

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

**Bedroom 3**

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

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, tiled panel bathtub with mixer tap & additional hand-held shower attachment, fully tiled walls, radiator, tile effect flooring, UPVC obscure glass window to the side aspect.

**Garage**

Up and over door, personal door opening to the rear garden.

**Outside**

The property is approached by a driveway providing off road parking for multiple vehicles, there is a lawned area to the front which is bordered by established and well manicured shrubs and plants.

The rear garden is laid mainly to lawn, a paved patio provides a seating area, with a paved pathway allowing access to the rear garden where there is a timber built storage shed.

**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.



**view this property online** [williamhbrown.co.uk/Property/SFM111028](http://williamhbrown.co.uk/Property/SFM111028)



welcome to

## Southlands, Swaffham

- Attractive 3 bedroom detached bungalow
- Offering an opportunity to update and personalise
- Kitchen and conservatory
- Enclosed rear garden, driveway & garage
- UPVC double glazed windows throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

**£250,000**



### directions to this property:

From the William H Brown office, continue on London Street, over the mini roundabout, turn right onto Haspalls Road. Continue and turn left onto Greenhoe Place, at the end of the road turn Right onto Southlands, the property can be found on the left hand side identified by our William H Brown 'For Sale' sign.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111028 - 0006

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