



Tanglewood, Watton Road, Swaffham, PE37 7XA

welcome to

Tanglewood, Watton Road, Swaffham

>>NO ONWARD CHAIN! A spacious and well presented 4 bedroom detached bungalow, located in a convenient, non-estate town centre position. Boasting ample accommodation with a kitchen/dining room, large lounge, en suite shower room, generous gardens, ample off-road parking, double garage & much more



Accommodation:

Part glazed external entrance door with UPVC double glazed side panels opening to:

Spacious Entrance Hall

Built-in double storage cupboards, radiator, wood effect flooring, doors opening to all bedrooms, open-plan kitchen/dining room and bathroom, a further door opening to:

Lounge

Radiator, television point, carpet flooring, UPVC double glazed windows to the rear aspect and UPVC double glazed French doors opening to the rear garden.

Kitchen / Dining Room

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset double bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob with cooker hood over, space for a dining table, space for fridge-freezer, integrated dishwasher, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect and UPVC double French doors to the garden.

Utility Room

A range of wall and floor mounted fitted storage units with work surfaces over, inset double sink and drainer with mixer tap over, tiled splash backs and surrounds, space and plumbing for a washing machine, tiled flooring, UPVC double glazed window to the rear aspect and external door opening to the side aspect.

Cloakroom W.C

Suite comprising low level w.c, pedestal hand wash basin with tiled splash backs, wood effect flooring, wall mounted storage cabinets, UPVC double glazed window to rear aspect.

Master Bedroom

Double built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, shower cubicle with mains connected shower and tiled walls behind, heated towel rail, tiled flooring.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

A beautiful bathroom suite comprising low level wall w.c, vanity hand wash basin with storage under and wall mounted fitted mirror, Jacuzzi style panel with mixer tap and hand-held shower attachment over, part tiled walls, tiled flooring, heated towel rail, UPVC double glazed window to the side aspect.

Outside

The property is approached via long driveway providing ample off-road parking and leads to the double garage. The front garden is mainly laid to lawn with a selection of plants and shrubs, hedging and trees provide a screen from the road and provide a good degree of privacy.

The rear garden, which is a particular feature of the property, is a great size, being laid mainly to lawn with a large paved patio seating area, ideal for entertaining friends and family in the spring and summer evenings, various flower and shrub bed borders, mature hedging and retaining fencing. This lovely bungalow also provides a good degree of privacy and comes with a timber built summer house and garden 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 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 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

Tanglewood Watton Road, Swaffham

- Executive style 4 bedroom detached bungalow
- Non-estate location, within easy walking distance of town centre amenities
- Large lounge and kitchen / dining room
- Family bathroom and en suite shower room to the master bedroom
- Ample off-road parking and double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111225 - 0006

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