



3 Ash Close
Swaffham | Norfolk | PE37 7NH

SPACIOUS AND ACCESSIBLE ARCHITECT-DESIGNED BUNGALOW WITH
LANDSCAPED GARDENS



Welcome to this charming detached three-bedroom architect designed Chalet Bungalow. This spacious welcoming home is situated in a non-estate position, within walking distance of the historic and well serviced market town of Swaffham.



KEY FEATURES

- Detached Three Double Bedroom Chalet Style Bungalow
- Prime Market Town location, close to amenities
- Exceptionally light welcoming Lobby and Reception Hall
- Two wonderfully spacious Reception Rooms & Conservatory
- Kitchen Breakfast Room and Separate Pantry & Utility Room
- Two Double Bedrooms to the Ground Floor each with its own En-Suite Shower Room
- Further Double Bedroom to the First Floor & Family Bathroom
- Attractive mature enclosed landscaped Gardens
- Private gated Driveway and Double Garage
- Total Accommodation extends to Approx 2,280sq.ft

One-of-a-Kind Family Home

Known as The Last Post, this home is a truly individual property. It has been finished to a high standard throughout, and its surprising size is apparent from the moment you enter. The bungalow is detached, boasting a lot of privacy and tranquillity while still being part of the surrounding community. With three bedrooms and multiple living areas, and only a stone's throw away from wonderful Swaffham town centre and market square, this property ticks a lot of boxes.

The property was built for the current owner's parents in the mid-nineties. Situated on the site of a former British Legion club, the name 'The Last Post' is a nod to its former military connection, while also being a pun on it being a home for their remaining years. When asked to describe the property, the current owners chose a "large, light-filled bungalow", which is the perfect representation. As you move throughout the home, natural light floods into each room, making every space feel welcoming and bright.

The living room is their favourite room in the property, as it's "so full of light, with lovely views to the garden," whilst also being a "nice big room for family to gather in for parties and movie nights." It's a room that balances somewhere to unwind as a family with being somewhere to host and entertain guests.

Expertly Designed and Accessible

There is much that makes this property unique, and much of that stems from it being architect-designed. It's a completely accessible and wheelchair-friendly home, and a lot of thought has gone into making it suitable for families, as well as retirees and those with mobility issues. It stands out from other properties in the area due to its size, one-of-a-kind design and quiet location.





KEY FEATURES

As well as the large living room, there is a lot of additional living space in The Last Post, including a relaxing conservatory and a separate dining area. You won't find yourself short of places to sit back, relax and enjoy everything the bungalow offers. It also boasts a practical kitchen/diner area, a separate pantry, a utility room and an entrance hall, providing the perfect way to welcome guests into the home. There are three bedrooms in the property, all of which are spacious doubles. The ground floor master bedroom has a private ensuite and the other ground floor bedroom has a Jack and Jill shower room opening onto the hallway. The first-floor bedroom has direct access to the main family bathroom. This bedroom also has a doorway access to the boarded loft.

Gorgeous Landscaped Gardens

Outside, the garden is just as impressive as the bungalow itself. The garden has several different areas, with carefully planned landscaping throughout. It includes many interesting shrubs and foliage, seating areas, raised beds and paved pathways. The current owners are especially pleased with the garden's main feature, the ornamental pond area, which boasts a waterfall and mediaeval-style archway. The garden is set within a fenced boundary, making it a safe and relaxing place. There is also a driveway and double garage with remote controlled electric doors, providing adequate parking and additional storage.

The current owners describe Ash Close as being, "a very friendly and quiet neighbourhood." Just a few hundred metres away is the centre of Swaffham, with a host of shops and amenities to enjoy, including a weekly market. Head in the opposite direction, and you will quickly find yourself on winding country roads. It's a great place for countryside walks and bike rides to neighbouring villages, including West Acre, Castle Acre and South Acre.

























INFORMATION



On The Doorstep...

Swaffham is a rural mid-Norfolk village, 16 miles from King's Lynn and 14 miles from Downham Market. Swaffham has a good range of local facilities and amenities including a Waitrose supermarket. The neighbouring village of Oxborough is famous for its church, St. John's, and the manor house Oxburgh Hall, ancestral home of the Bedingfeld family, now owned by the National Trust.

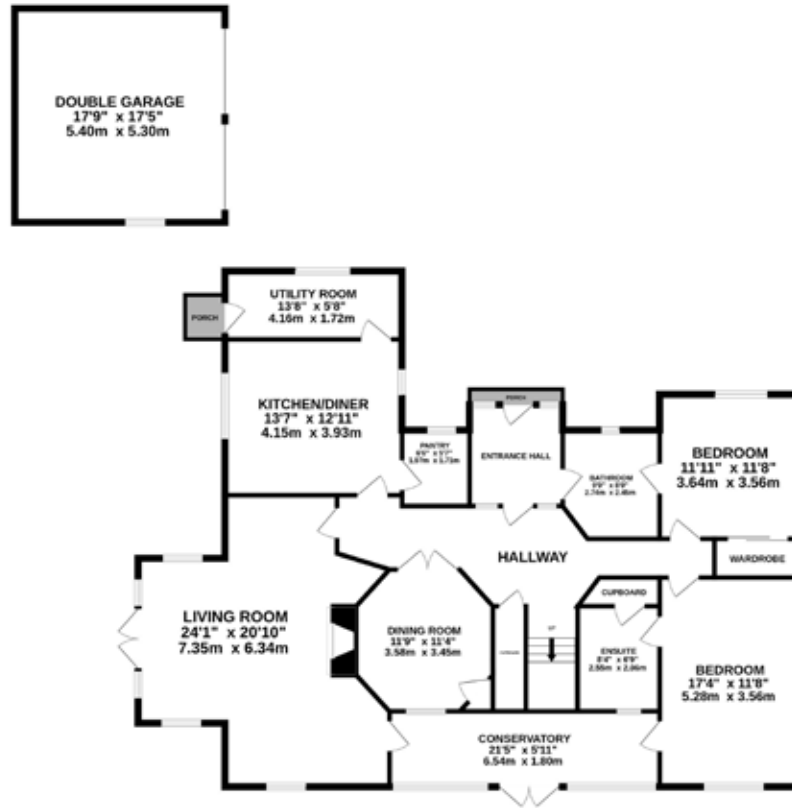
How Far Is It To...

Further facilities can be found at Downham Market (14 miles), which also has an excellent railway link to London Kings Cross with a fastest journey time of 1 hour 30 minutes. Norwich, the cathedral city and regional centre of East Anglia, is approximately 29 miles distant and has a thriving cultural and historic centre and international airport to the north of the city. The North Norfolk coast, with its renowned sandy beaches, bird reserves and excellent sailing, are within easy reach.

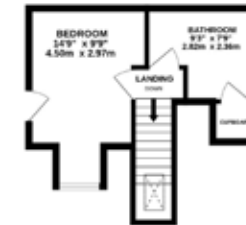
Services, District Council
GFCH, Mains - Water & Drainage
Breckland District Council
Council Tax Band D

Tenure
Freehold

GROUND FLOOR
2043 sq.ft. (189.6 sq.m.) approx.



1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 2280 sq.ft. (211.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
30-54	E		
21-38	F		
1-20	G		

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