



THE STORY OF

60 Watton Road

Swaffham, Norfolk

SOWERBYS

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60 Watton Road

Swaffham, Norfolk
PE37 8HF

Guide Price: £400,000 to £425,000

Detached Bungalow

Four Bedrooms

Two Reception Rooms

En-Suite to the Primary Bedroom, and a Family Bathroom

Block Paved Driveway with Parking Space for Several Cars

Private Rear Garden

Several Garden Sheds

Bright Conservatory

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“The kitchen flows nicely into the garden room, making the latter a perfect space to have a dining room.”

Situated in the bubbling market town of Swaffham, hidden behind a mature hedge, is this lovely four-bedroom detached bungalow, which is ripe for someone to come in and put their own stamp on what is already a substantial property.

Entering the home through the front door we step into a porch which beckons you to a welcoming hallway - off which all the rooms stem from.

To the right is a large L-shaped family

room which, in the past, has functioned as a sitting room/dining room, but with the garden room flowing off from the kitchen, this room could be the perfect dining room.

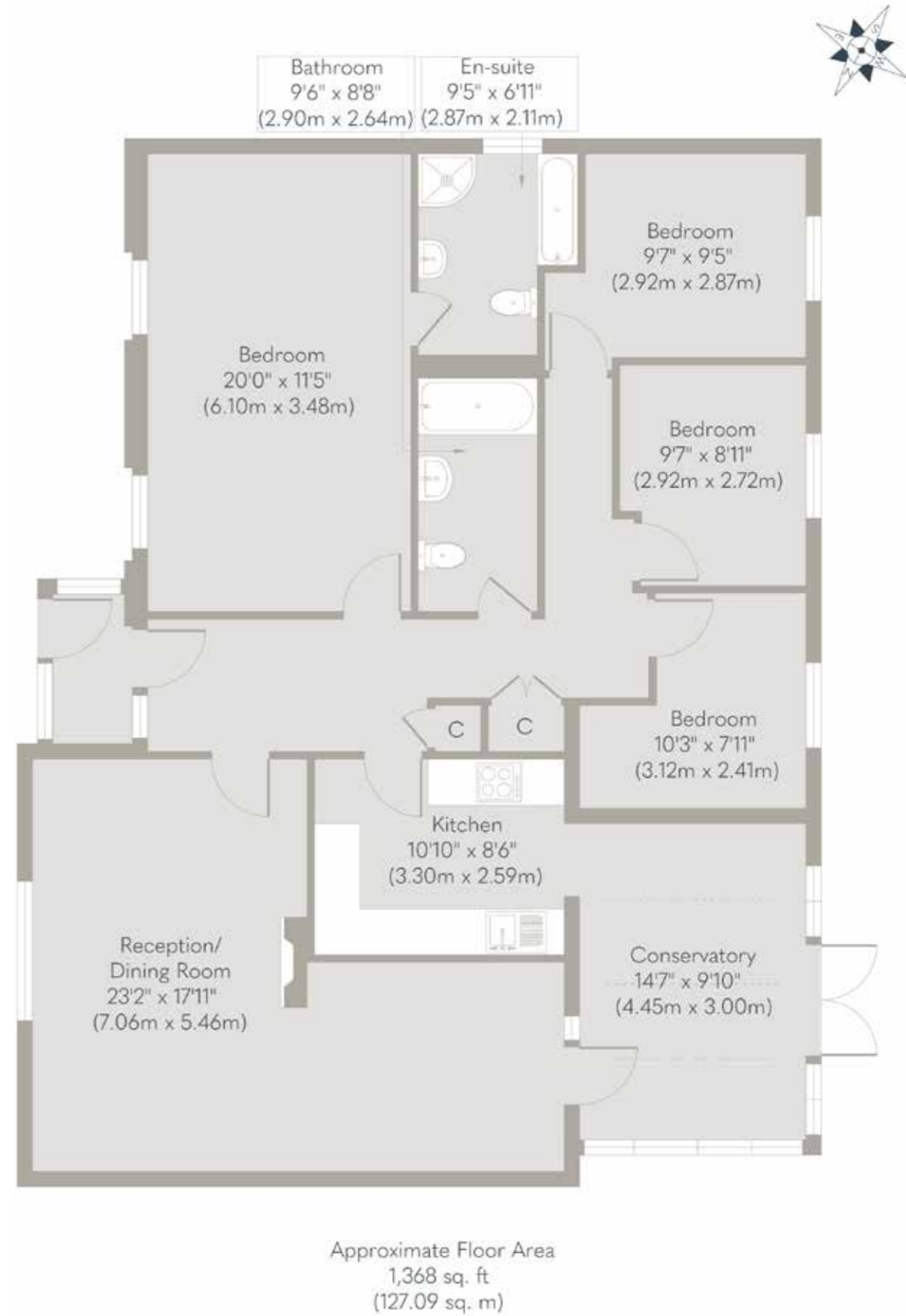
Back at the hallway and to the left is the primary bedroom which stretches to 20 feet in length and has a private en-suite shower room. To the rear of the property are three more bedrooms both sharing the family bathroom, located centrally in the bungalow.





Outside and to the rear is a good-sized garden mainly laid to lawn with a few mature trees to the rear adding to the privacy of this space. There are a few mature trees and shrubs scattered around the boarder, and on the left-hand side is an array of sheds.

To the front there is parking for several cars on the block paved driveway, and a small lawned area shielded by a mature hedge which gives the property a private feeling.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Swaffham

IN NORFOLK
IS THE PLACE TO CALL HOME



An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's

Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about

Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from Sowerbys



The cathedral city of Norwich offers great experiences, day or night.

“Along the A47 trunk, you can easily reach King’s Lynn, Dereham, or Norwich.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///abacus.dabbing.disco

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