



**Couhe Close, Swaffham, PE37 7JS**

**welcome to**

**Couhe Close, Swaffham**

NO ONWARD CHAIN>> A bedroom detached bungalow situated on this edge of town development, close to local amenities. Boasting a large lounge, kitchen, two good sized bedrooms, family bathroom, detached garage, driveway off-road parking and enclosed rear garden!!



**Accommodation:**

UPVC part glazed entrance door opening to:

**Entrance Hall**

Carpet flooring, storage heater, built in storage cupboard, internal doors opening to all rooms.

**Lounge**

19' 5" x 10' 11" ( 5.92m x 3.33m )

Carpet flooring, two storage heaters, feature fireplace with stone hearth and surround, television point, UPVC double glazed sliding doors opening to the rear aspect.

**Kitchen**

10' 11" x 10' 4" ( 3.33m x 3.15m )

A range of floor and wall mounted kitchen units, inset sink and drainer with mixer taps over, built in over with inset electric hob and extractor fan over, built in storage cupboard, tiled flooring, storage heater, UPVC double glazed window to the rear aspect, UPVC part glazed external door opening to the side aspect.

**Bedroom 1**

12' 9" x 10' 11" ( 3.89m x 3.33m )

Carpet flooring, storage heater, UPVC double glazed window to the front aspect.

**Bedroom 2**

10' 11" x 9' 7" ( 3.33m x 2.92m )

Carpet flooring, built in storage cupboard, storage heater, UPVC double glazed window to the front aspect.

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, panelled corner bathtub with mixer taps over, tiled flooring, fully tiled walls UPVC obscure glass window to the side aspect.

**Outside**

The property is approached by a concrete driveway with a large decorative stone area to the front aspect, double timber gates open to the carport and

provide access to the garage.

The rear garden is fully enclosed and laid mainly to paved patio with a lawned area to the rear. There are decorative flower beds and established plants and shrubs border the garden. An additional paved pathway leads to the timber built storage shed to the rear.

**Council Tax Band**

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

**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.



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welcome to

## Couhe Close, Swaffham

- 2 Bedroom detached bungalow
- Large lounge and fitted kitchen
- Enclosed rear garden
- Garage and driveway off-road parking
- UPVC Double glazed windows throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

**£200,000**



### directions to this property:

From the William H Brown office continue on Lynn Street, at the lights turn left onto Station Street. Take a right hand turn onto Sporle Road, follow the road to the end, turn left onto New Sporle Road, follow the road and take the first left hand turn onto Couhe Close, the property will be on your left hand side, identified by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110780 - 0006

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