





Walnut Close, Foulden, IP26 5AN

william h brown

welcome to

Walnut Close, Foulden

A well presented and improved 2 bedroom detached bungalow, occupying a delightful location within the semi-rural village of Foulden. Boasting a modern fitted kitchen and shower room, the property further offers a generous, established gardens, driveway parking and a workshop.













Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Accommodation:
Composite part glazed external entrance door opening to:

Entrance Hall
Laminate flooring, radiator, internal doors opening to all rooms.

Lounge
Carpet flooring, two radiators, television and telephone points, wood burning stove, UPVC double glazed window to the front aspect.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer taps over, tiled splashbacks, inset electric oven, induction hob with concealed cooker hood over, integrated dishwasher and fridge, built in storage cupboard, radiator, tiled flooring, UPVC double glazed window to the rear and side aspect, UPVC double glazed external door opening to the side driveway.

Bedroom 1
Carpet flooring, radiator, built in sliding door wardrobes, UPVC double glazed French style doors opening to:

Conservatory
Of brick built construction, carpet flooring, UPVC double glazed windows, UPVC double glazed French style doors opening to the rear garden.

Bedroom 2
Carpet flooring, radiator, UPVC double glazed windows to the front aspect.

Shower Room
Suite comprising comfort height w.c., vanity hand wash basin with storage under, sliding door walk in show cubicle with shower boarded walls, tiled flooring, UPVC double glazed obscure glass window to the rear aspect.

Outside
The property is approached by a brick weave driveway providing off road parking and allowing access to the single garage. An additional brick weave pathway allows access to the front entrance door, complete with external lighting. There is a lawned area to the front with well manicured plant and shrub borders.

The rear garden is laid mainly to lawn with a brickweave patio seating area directly outside the rear of the property. To the rear there is an additional patio seating area with a green house, and established planters, a timber storage shed sits to the side.

Garage/Workshop
Of brick built construction with up and over door, a further personal door opening to the rear garden, complete with power, lighting and plumbing for washing machine.

Location
Foulden is located approximately 8 miles from the historic market town of Swaffham and just over 9 miles from Brandon. The village of Foulden boasts a Church and a refurbished village hall, which is available for private hire and has regular activities including a community bar once a month. There is also a recreation ground and Foulden Common, which is a Site of Specific Interest. Further amenities and facilities can be found in Swaffham, including many public houses, restaurants and cafes, together with supermarkets 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 B.

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

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Walnut Close, Foulden

- Detached 2 Bedroom Bungalow
- Presented in excellent condition throughout
- Front facing lounge with wood burning stove
- Modern fitted kitchen with integrated appliances.
- Contemporary fitted shower room

Tenure: Freehold EPC Rating: E
Council Tax Band: B

directions to this property:

Upon entering the village of Foulden from the Swaffham direction, proceed along White Hart Street, and take the left hand turn onto School Road. Take the next left hand turn onto Walnut Close and follow the road around to the left . Follow the road to the end of Walnut Close the property will be found as you turn right into the hammer head.

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111403

The Property Ombudsman

Property Ref:
SFM111403 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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