





Walnut Close, Foulden, IP26 5AN

william h brown

welcome to

Walnut Close, Foulden

>> VILLAGE LOCATION! A spacious 3 bedroom detached bungalow, benefitting from a front facing lounge, kitchen with separate utility, family shower room, driveway off road parking and brick built garage! Additionally the property sits on a generous corner plot with beautifully maintained gardens.













Accommodation:
UPVC part glazed external door opening to:

Entrance Hall
Carpet flooring, radiator, built-in storage cupboards, internal doors opening to all rooms.

Lounge
Carpet flooring, radiator, television and telephone points, 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 and surrounds, space for an electric cooker and concealed cooker hood over, space for free standing fridge/freezer, tiled flooring, UPVC double glazed window to the side aspect and UPVC double glazed door opening to the utility

Utility
Space and plumbing for washing machine and dishwasher with work surface over, tiled flooring and walls, UPVC double glazed windows and external door to the side aspect.

Bedroom 1
Built-in wardrobes, carpet flooring, radiator, television point , UPVC double glazed window to the rear aspect.

Bedroom 2
Currently used as a dining room, the room comprises of carpet flooring, radiator, UPVC double glazed windows and external door opening to the rear aspect.

Bedroom 3
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Family Shower Room
Suite comprising low level w.c, pedestal hand wash basin with mixer tap over, walk-in double shower cubicle with glass panelled shower screen, wall mounted electric shower and shower boarded walls behind, tiled effect flooring, radiator, UPVC double glazed obscure glass windows to the rear aspect.

Outside
The property is approached by a five bar timber gate and a brickweave paved driveway provides ample off-road parking and leads to the garage, a paved pathway leading to the front entrance door complete with external lighting. The front garden is laid to lawn with a selection of trees and shrubs. A timber gate allows access to the rear garden.

The generous rear garden is laid mainly to lawn with a good size paved patio seating area, decorative fish pond and raised beds with established plants and shrubs. There is an additional decking seating area with a timber pergola over and a greenhouse, the borders are well-stocked with plants and flowers.

Garage
Of brick built construction with up and over door.

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 public house, Church and a refurbished village hall, which is available for private hire and has regular activities. 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 C.

Please note that once a sale takes place, the Council Tax banding 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.

welcome to

Walnut Close, Foulden

- 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Large lounge, fitted kitchen with separate utility
- Contemporary fitted family shower room
- Well manicured front and rear gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: C

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 the property can be found on the right hand side.

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111059

The Property Ombudsman

Property Ref:
SFM111059 - 0003

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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