





**Walnut Close, Foulden, IP26 5AN**

william h brown

***welcome to***

## Walnut Close, Foulden

>>NO ONWARD CHAIN! A spacious 2 double bedroom detached bungalow, situated in a wonderful position in the semi-rural village of Foulden. The property is presented in excellent order throughout and offers a lounge with wood burning stove, attractive front and rear gardens & driveway parking!













**Accommodation**
UPVC part glazed external entrance door opening to the lobby

**Reception Room / Study**
Radiator, wood flooring, UPVC double glazed doors opening to the side aspect

**Lounge**
Feature fireplace with inset wood burning stove with tiled hearth, radiator, wood flooring, television point, UPVC double glazed windows to the front aspect

**Inner Hallway**
Radiator, wood flooring, loft access, storage cupboard, door opening to:

**Kitchen**
A comprehensive range of wall and floor mounted shaker style fitted kitchen units with work surfaces over, inset sink with mixer tap over, tiled splash backs and surrounds, built-in electric oven and hob concealed cooker hood over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, wood flooring, UPVC double glazed window to the side aspect, open to the dining room.

**Dining Room**
Wood burning stove, radiator, wood flooring, UPVC double glazed doors opening to the rear aspect, external entrance door opening to the front and UPVC double glazed patio doors opening to the rear garden

**Bedroom 1**
Radiator, wood flooring, UPVC double glazed window to the rear aspect.

**Bedroom 2**
Built-in wardrobe, radiator, wood flooring, UPVC double glazed window to the side aspect.

**Family Bathroom**
4-piece bathroom suite comprising low level w.c, counter top vessel hand wash basin, oval freestanding soaking bathtub with mixer tap, walk in shower cubicle with mains connected rainfall style shower and further hand-held shower hose, tiled flooring, vertical radiator, UPVC double glazed windows to the rear aspect.

**Outside**
The attractive frontage is mainly laid to lawn with well-stocked, slate chipped, borders. a large brickweave driveway provides ample off-road parking and a turning spur.

The beautiful rear garden is mainly laid to lawn with a paved patio seating area, covered by a timber pergola, well-stocked borders are interspersed with a selection of plants and flowers, the garden continues around the side of the bungalow were a further well-manicured garden is available, a brick built outbuilding, external lighting and outside tap complete this completely private garden.

**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 B.

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

- NO ONWARD CHAIN
- 2 Bedroom detached bungalow
- Presented in excellent decorative throughout
- Lounge with feature fireplace
- Modern fitted kitchen and 4-piece bathroom

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 as the road bears around to the left, the property will be found on the lefthand corner, identified by our William H Brown "For Sale" board.

offers in excess of

## £290,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/SFM111058

The Property Ombudsman

Property Ref:
SFM111058 - 0006

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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