



Mill House Tumbler Hill, Swaffham

In Excess of £535,000

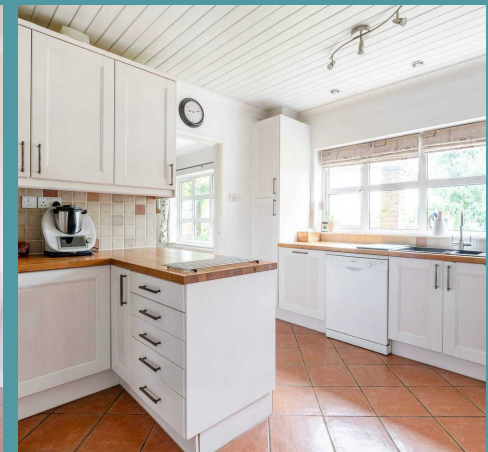
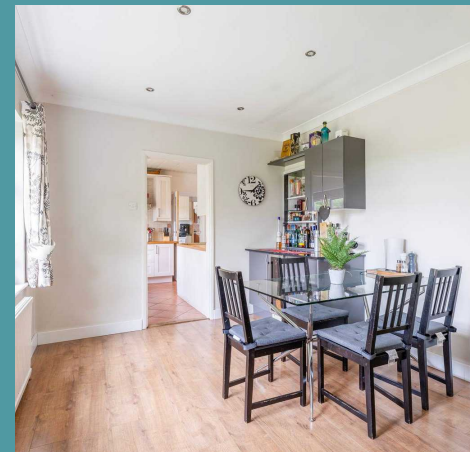
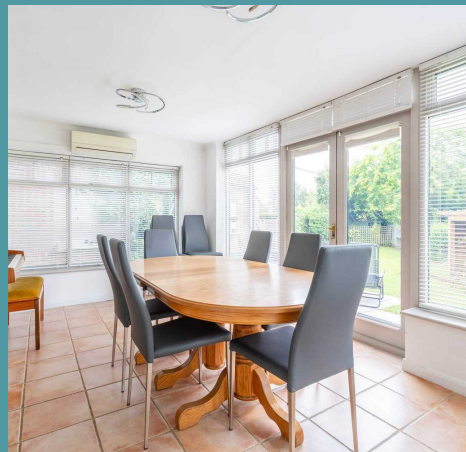
Mill House Tumbler Hill

Swaffham

Four bedroom main residence with a one bedroom annexe, this substantial property offers flexible living space. A grand entrance hall welcomes you into a home featuring four ground floor reception rooms, including a characterful sitting room with a log burner and a bright conservatory. The property also boasts a study, dining room, and a modern kitchen with utility room. A separate annexe provides independent accommodation with open-plan living space, bedroom, and shower room. Outside, a double driveway leads to the property, surrounded by mature gardens offering a peaceful retreat.

THE LOCATON

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.





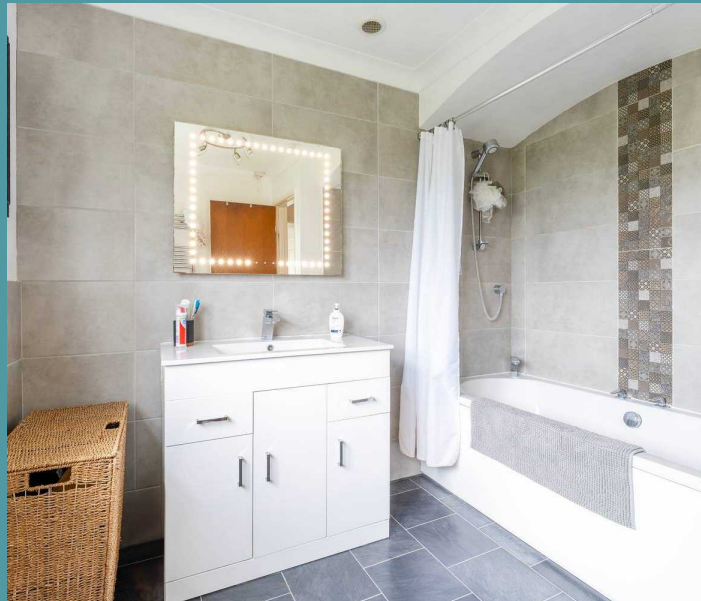
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TUMBLER HILL

Upon entering, you are greeted by a grand entrance hall that sets the tone for the spacious and versatile layout within. The property features four ground floor reception rooms, including a sitting room with charming wooden beams, brick accents and a cosy log burner, perfect for relaxing evenings. The triple aspect conservatory floods the space with natural light, creating a bright and inviting atmosphere.

A ground floor study provides an ideal work-from-home space, while the dedicated dining room offers a seamless flow into the bright and airy kitchen. The kitchen features Pamment-style flooring, wooden countertops, and an adjoining utility area for added convenience.



The annexe, with its separate entrance, open-plan living area, shower room and bedroom, provides privacy and independence. The main house offers four excellent-sized bedrooms, each boasting built-in storage, with the master bedroom featuring an ensuite for added luxury. Additional features of this exceptional property include a ground floor WC, upper floor family bathroom, and a layout that effortlessly accommodates modern family living.



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Externally, the property features a double-entrance driveway, garage/store, and mature gardens that enhance the overall appeal of the residence. The sprawling lawn, paved patio areas, and walled enclosure provide an oasis of charm, perfect for outdoor entertaining or private relaxation.

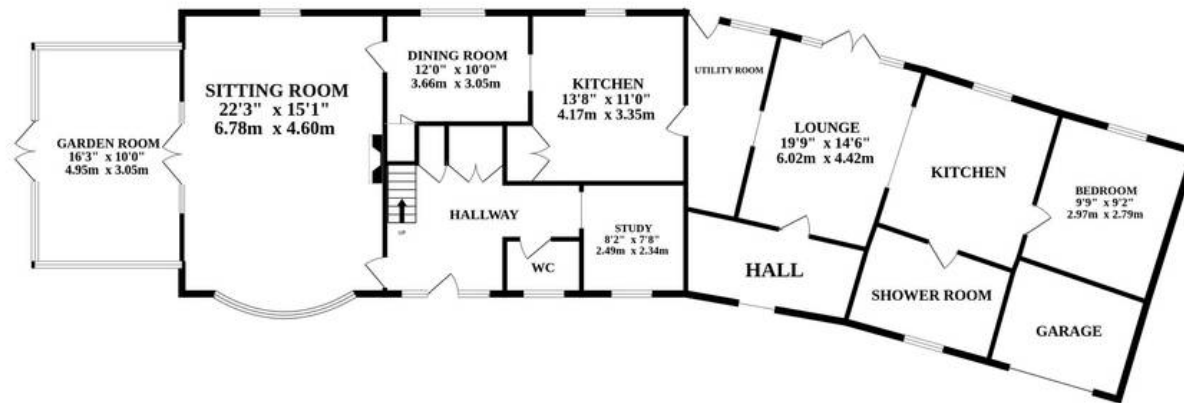
AGENTS NOTE

We understand this property will be sold freehold, connected to all mains services.

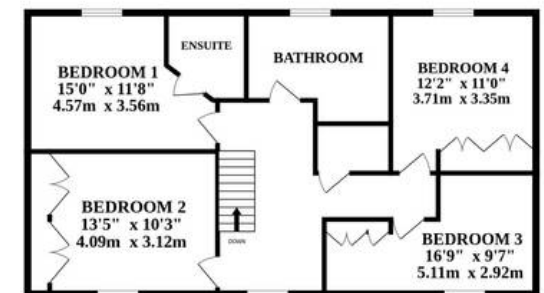
Council Tax Band - E



GROUND FLOOR



1ST FLOOR



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