

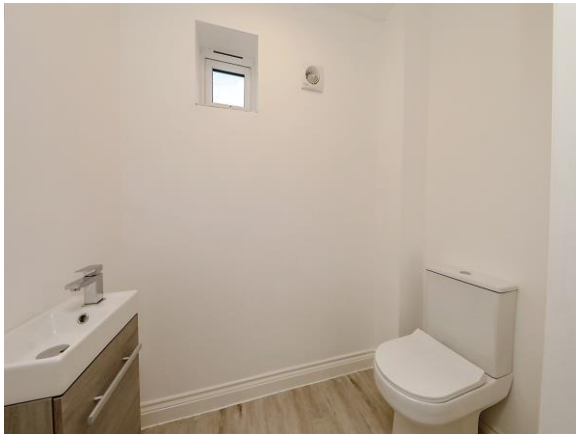


Lynn Road, Swaffham PE37 7PT

welcome to

Lynn Road, Swaffham

A brand new high-specification 3 bedroom detached property, set in a non-estate position, in easy reach of Swaffham town centre. Offering an open-plan living/dining room with bi-fold doors, 23' master bedroom with en suite, fully fitted kitchen with integrated appliances, detached garage and more! A full and early internal inspection is essential to fully appreciate the accommodation, location and standard of build!



We are extremely pleased to offer for sale this stunning, brand new 3 bedroom detached family home, occupying a non-estate setting within easy reach of Swaffham town centre amenities and facilities.

With accommodation spread over two floors, the property offers a light and airy contemporary feel with excellent reception space on the ground floor. In brief, this comprises; entrance hall with stairs rising to the first floor, large dual aspect sitting room, open-plan living/dining room with bi-fold doors opening to the rear garden, fully fitted kitchen with integrated appliances, utility room and cloakroom w.c. This is complemented on the first floor by a dual aspect 23' master bedroom with en suite shower room, two further good sized bedrooms and the main family bathroom.

This wonderful home also boasts an air source heat pump with under-floor heating to the ground floor and radiators to the first floor, together with UPVC double glazed windows throughout. Outside, the property is set within gardens to the front, rear and side aspects, and also boasts a resin driveway, turning spur and a brick-built detached garage, all providing off-road parking for several vehicles.

Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, light wood effect flooring with under-floor heating, UPVC double glazed window to the front aspect, doors opening to the sitting room and open-plan living/dining room.

Sitting Room

18' 6" x 15' 8" (5.64m x 4.78m)

Carpet flooring with under-floor heating, dual aspect UPVC double glazed windows to the front and side.

Open-Plan Living / Dining Room

17' 10" x 11' 1" (5.44m x 3.38m)

Light wood effect flooring with under-floor heating, dual aspect with UPVC double glazed window to the side and UPVC double glazed bi-fold doors opening to the rear garden, door opening to the utility room, open-plan to the kitchen.

Kitchen

10' x 9' 3" (3.05m x 2.82m)

A range of wall and floor mounted fitted shaker style kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level oven and fitted hob with cooker hood over, integrated fridge-freezer, inset ceiling spotlights, light wood effect flooring with under-floor heating, UPVC double glazed window to the front aspect.

Utility Room

11' 4" x 6' 3" (3.45m x 1.91m)

A range of wall and floor mounted fitted shaker style kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, light wood effect flooring with under-floor heating, UPVC double glazed external entrance door opening to the rear garden, door opening to the cloakroom w.c.

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin with storage under, light wood effect flooring with under-floor heating, extractor fan, UPVC double glazed window to the side aspect.

First Floor Landing

Built-in storage cupboards, carpet flooring, UPVC double glazed window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

23' 4" x 13' 7" narrowing to 11' 5" min (7.11m x 4.14m narrowing to 3.48m min)

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect, further UPVC double glazed window overlooking the rear aspect, door opening to the en suite shower room.

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and glazed double shower cubicle with inset shower unit, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

10' 8" x 9' 7" (3.25m x 2.92m)

Radiator, carpet flooring, UPVC double glazed dormer window overlooking the front aspect.

Bedroom 3

10' 8" x 9' 3" (3.25m x 2.82m)

Radiator, carpet flooring, UPVC double glazed dormer window overlooking the front aspect.

Family Bathroom

9' 7" x 9' 4" (2.92m x 2.84m)

Suite comprising low level w.c, vanity hand wash basin with storage under and panelled bath with rainfall style shower attachment over, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window overlooking the rear aspect.

Outside

The property is retained by attractive panelled fencing with a resin driveway and turning/parking spur, which provides ample off-road parking and leads to the detached brick-built garage.

The rear of the property is laid mainly to lawn with retaining hedging and fencing, together with a decorative resin bound patio area, ideal for entertaining friends and family in the spring and summer evenings.

Detached Garage

Power and lighting connected.

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 has 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

Lynn Road, Swaffham

- Brand new high-specification 3 bedroom detached property
- Open-plan living/dining room with bi-fold doors opening to the rear garden
- Fully fitted kitchen with integrated appliances
- 23' master bedroom with en suite shower room
- Ground floor w.c & utility room
- Enclosed rear garden
- Resin driveway parking, turning spur & detached garage
- Non-estate location, within reach of Swaffham town centre

Tenure: Freehold EPC Rating: TBC

offers in excess of **£475,000**



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street in the direction of King's Lynn, which in turn becomes Lynn Road and continue past the petrol station. Proceed and the property will be found further along on the right hand side, identified by our William H Brown "For Sale" board.

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Property Ref:
SFM108869 - 0005

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