



Ash Close, Swaffham, PE37 7NH

welcome to

Ash Close, Swaffham

A very well presented 3 bedroom detached cottage style home, located a stone's throw from Swaffham town centre. Boasting a mixture of original charm and character with modern improvements, together with an open-plan lounge/dining room, kitchen/breakfast room, en suite, gardens, garage and more! A full internal inspection is essential to appreciate the accommodation and unique setting offered for sale!



We are delighted to offer for sale this very well presented 3 double bedroom detached cottage style dwelling, located within the heart of the market town of Swaffham. Originally dating from the mid 1800's, the property has undergone a series of improvements by the current and previous owners, cleverly blending a combination of original character features with contemporary touches. Briefly, the ground floor accommodation comprises; entrance porch, spacious open-plan lounge/dining room, bespoke fitted kitchen/breakfast room, useful utility room and cloakroom w.c. This is complemented on the first floor by the master bedroom with en suite shower room, two further double bedrooms and the family bathroom. Coupled with this accommodation, the property further offers gas fired radiator central heating and majority UPVC double glazed windows. The property benefits from a generous amount of outside space with gardens to the front and side aspects, together with a garage and driveway providing ample off-road parking.

Accommodation:

Part glazed external entrance door opening to:

Entrance Porch

Dual aspect UPVC double glazed windows to both sides, door opening to:

Open-Plan Lounge / Dining Room

24' 9" to stairs x 15' 9" (7.54m to stairs x 4.80m)

Staircase rising to the first floor landing, feature fireplace, radiator, light wood effect flooring, inset ceiling spotlights, triple aspect with UPVC double glazed windows to the front and rear and UPVC double glazed French doors opening to the side gardens, doorway opening to:

Kitchen / Breakfast Room

15' 7" x 12' 11" max (4.75m x 3.94m max)

A comprehensive range of wall and floor mounted fitted kitchen units with granite work surfaces over, inset ceramic Butler style sink unit, tiled splash backs and surrounds, space for Range style oven with extractor hood over, space for American style fridge-freezer, wall mounted gas fired central heating boiler (serving domestic hot water and heating systems), built-in storage cupboard, radiator, light wood effect flooring, inset ceiling spotlights, dual aspect with UPVC double glazed window to the side and UPVC double glazed French doors opening to the front garden, doorway opening to:



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Utility Room

17' x 9' 6" (5.18m x 2.90m)

Plumbing for washing machine, radiator, two windows to the front aspect, door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, window to the front aspect.

First Floor Landing

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

15' 9" x 13' max (4.80m x 3.96m max)

Feature part exposed brick wall, radiator, inset ceiling spotlights, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and rear, door opening to:

En-Suite Shower Room

Suite comprising low level w.c, hand wash basin with tiled splash backs and double shower cubicle, tiled flooring, inset ceiling spotlights.

Bedroom 2

10' 5" + recess x 12' 1" (3.17m + recess x 3.68m)

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

Bedroom 3

13' 1" x 9' 8" max (3.99m x 2.95m max)

Airing cupboard (housing the hot water cylinder), radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and wood panelled bath with shower screen and rainfall style shower over, part tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, dual aspect UPVC double glazed windows overlooking the rear and side.

Outside

The property is approached from Ash Close via a timber five-bar gate, which opens out onto a brick-weave driveway that provides off-road parking for several vehicles and access to the garage.

A pathway leads to the main entrance door and the property further offers generous front and side gardens, which are laid mainly to lawn with a paved patio seating area, pathways and retaining hedging and fencing.

Garage

23' 9" x 12' 10" (7.24m x 3.91m)

Up and over door, 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.

Council Tax Band

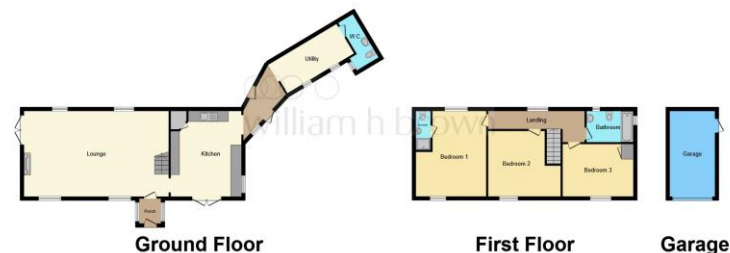
This property is Council Tax band D. Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

welcome to Ash Close, Swaffham

- 3 double bedroom detached period cottage
- Open-plan lounge/dining room
- Bespoke fitted kitchen/breakfast room
- En suite shower room and separate bathroom
- Ground floor w.c and utility room
- Generous outside space with ample off-road parking, gardens and garage
- Gas fired radiator central heating
- Non-estate location, in the heart of town

Tenure: Freehold EPC Rating: D

offers in excess of **£325,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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directions to this property:

From the William H Brown Swaffham office, you can walk to the left hand side onto Ash Close and continue past Strattons Hotel. The property will be found shortly along on the left hand side.



Property Ref:
SFM109080 - 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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