



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!!



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:

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.

directions to this property:

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



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welcome to Ash Close, Swaffham

- Well presented 3 double bedroom detached period cottage
- Open-plan lounge/dining room
- Bespoke fitted kitchen/breakfast room
- En suite shower room and separate family bathroom
- Ground floor w.c and utility room

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



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.

offers in excess of
£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109080 - 0010

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk