



**Pollywiggle Drive, Swaffham, PE37 8GJ**

**welcome to**

**Pollywiggie Drive, Swaffham**

A beautifully presented 4 bedroom detached home, situated within this sought-after development and boasting the remainder of the NHBC guarantee! Boasting a large open-plan kitchen/dining room, en suite and family bathroom, together with well-manicured gardens, off-road parking, garage and more!



### **Accommodation:**

Part glazed composite external entrance door opening to:

### **Entrance Hall**

Radiator, tiled flooring, UPVC double glazed side panel to the front aspect, opening through to the open-plan kitchen/dining room, door opening to the lounge, further door opening to:

### **Ground Floor W.C**

Suite comprising back to wall w.c and hand wash basin, part tiled walls, radiator, tiled flooring, UPVC double glazed window to the rear aspect.

### **Lounge**

14' 6" x 10' 9" ( 4.42m x 3.28m )

Radiator, television and telephone points, carpet flooring, triple aspect UPVC double glazed windows to the front, rear and side.

### **Open-Plan Kitchen/ Dining Room**

22' 3" x 14' 6" ( 6.78m x 4.42m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer, built-in eye-level electric oven, built-in eye-level microwave, central island with fitted gas hob and extractor hood over, integrated dishwasher, integrated fridge-freezer, plumbing for washing machine, radiator, tiled flooring, inset ceiling spotlights, staircase rising to the first floor landing with under-stairs storage cupboard, dual aspect with two UPVC double glazed windows to the front and UPVC double glazed bi-fold doors opening to the garden.

### **First Floor Landing**

Large airing cupboard housing the gas fired boiler, carpet flooring, loft access, UPVC double glazed window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

### **Master Bedroom**

13' 9" max into door recess x 12' 6" ( 4.19m max into door recess x 3.81m )

Built-in storage wardrobes with sliding doors, radiator, television and telephone points, carpet flooring, two UPVC double glazed windows overlooking the side aspect, door opening to:

### **En Suite Shower Room**

Suite comprising back to wall w.c, wall mounted hand wash basin and walk-in shower cubicle, part tiled walls, heated towel rail, extractor fan, tiled flooring, inset ceiling spotlights, concealed storage cupboard, UPVC double glazed obscure glass window overlooking the front aspect.

### **Bedroom 2**

11' 11" max narrowing to 9' " min x 9' 1" ( 3.63m max narrowing to 2.74m min x 2.77m )

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the side aspect.

### **Bedroom 3**

10' 11" to wardrobe x 9' 1" ( 3.33m to wardrobe x 2.77m )

Built-in storage wardrobe with sliding doors, radiator, television point, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and side.

### **Bedroom 4**

7' 4" x 7' 1" min ( 2.24m x 2.16m min )

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

### **Family Bathroom**

Suite comprising back to wall w.c, vanity hand wash basin with storage under and wood panelled bath with shower screen and shower over, part tiled walls, shaver point, heated towel rail, extractor fan, tiled flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

### **Outside**

To the front of the property, there is a lawned garden area, together with a slate chipped garden with a decorative shrub bed border and a pathway leading to the main entrance door.

There is a driveway to one side, providing off-road parking and access to the garage and to the opposing side, there is a brick-weave area, providing an additional off-road parking space.

The rear garden is laid mainly to lawn with a large paved patio seating area, ideal for entertaining friends and family in the summer evenings, with raised flower beds and a brick wall and fenced boundary. A rear gate leads to the driveway and garage area and a personal door opens into the garage itself.

### **Garage**

19' 7" x 10' ( 5.97m x 3.05m )

Up and over door, power and lighting connected, roof storage, personal door opening into the garden.

### **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 band will be reviewed and may be subject to change.



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welcome to

## Pollywigggle Drive, Swaffham

- Stunning 4 bedroom detached house
- En suite, family bathroom and ground floor w.c
- Modern open-plan kitchen/dining room with integrated appliances
- Front and rear gardens, garage and off-road parking
- Gas fired radiator central heating
- UPVC double glazed windows
- Popular Redlands Park development, close to local schools and amenities
- Remainder of NHBC guarantee

Tenure: Freehold EPC Rating: B

# £375,000



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### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, passing Morrisons Daily and at the traffic lights, turn right. Continue to the mini round-about and take the first exit onto London Street. Proceed to the next mini round-a-bout and continue straight over. Proceed south out of town and continue past the High School and towards the roundabout. At the roundabout, take the first exit onto Redland Road and then take the second right hand turn onto Kendle Road. Follow the road all the way to the end, where the road merges onto Pollywigggle Drive. Continue along and the property will be found on the left hand side, where Pollywigggle Drive and Rix Place merge.



Property Ref:  
SFM109369 - 0004

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