



Shepherds Fold, Swaffham, PE37 7TR

welcome to

Shepherds Fold, Swaffham

An extremely well-proportioned 4 bedroom detached home, located within the historic market town of Swaffham. This stunning home boasts a modern kitchen/breakfast room with integrated appliances, large lounge, dining room, conservatory, en suite, utility room, integral double garage and more!



We are delighted to welcome to the market this extremely well presented and spacious 4 bedroom detached family home, situated within this ever-popular edge of town development, which is located within easy reach of local schools, Swaffham town centre, amenities and facilities. In brief, the expansive ground floor accommodation comprises; entrance porch, entrance hall, cloakroom w.c, generous lounge with French style doors opening to a formal dining room, which further leads through to a large conservatory and the modern fitted kitchen/breakfast room with integrated appliances and separate utility room. This is complemented on the first floor by the large master bedroom with built-in double wardrobes and en suite shower room, three further great sized bedrooms (all with built-in wardrobes) and a family bathroom. Coupled with this, the property is heated via a gas fired radiator system with UPVC double glazed windows throughout. Outside, this wonderful home benefits from a double-width driveway providing off-road parking and access to an integral double garage, with well-stocked, lawned gardens to the rear.

Accommodation

UPVC part glazed external entrance door opening to:

Entrance Porch

Of UPVC double glazed construction with UPVC part glazed door opening to:

Entrance Hall

Staircase rising to the first floor landing, fitted entrance mat, double radiator, oak effect vinyl flooring, UPVC double glazed internal window to the front aspect, integral door opening to the double garage, French style doors opening to the lounge, door opening to the kitchen, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin with storage under, radiator, oak effect vinyl flooring, UPVC double glazed obscure glass window to the side aspect.

Lounge

19' 4" max into bay narrowing to 17' 1" x 11' 11" (5.89m max into bay narrowing to 5.21m x 3.63m)
Ornamental fireplace with decorative surround and hearth, double radiator, oak flooring, television point, UPVC box-bay window to the front aspect, French style doors opening to:



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Dining Room

11' x 10' (3.35m x 3.05m)

Radiator, oak flooring, door opening to the kitchen/breakfast room, glazed sliding patio style doors opening to:

Conservatory

19' 4" x 9' 1" (5.89m x 2.77m)

Of UPVC double glazed construction on a brick base with mono-pitched resistant roof, double radiator, wall lighting, UPVC double glazed external entrance door opening to the rear garden.

Kitchen / Breakfast Room

11' 5" max x 10' 9" (3.48m max x 3.28m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, fitted larder kitchen unit, composite 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level Neff oven and fitted gas hob with cooker hood over, integrated dishwasher, Monarch water softener, radiator, ceramic tiled flooring, under-stairs storage cupboard, UPVC double glazed window to the rear aspect, arch opening to:

Utility Room

7' 7" x 5' 5" (2.31m x 1.65m)

A matching range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, radiator, ceramic tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.

First Floor Landing

Airing cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

Master Bedroom

14' 4" max narrowing to 12' 2" x 12' 1" max (4.37m max narrowing to 3.71m x 3.68m)

Built-in double storage wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and walk-in shower cubicle with inset electric shower unit and aqua board wall, fully tiled walls, heated towel rail, shaver point, UPVC double glazed window overlooking the front aspect.

Bedroom 2

13' 2" x 11' 4" max (4.01m x 3.45m max)

Built-in storage wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

11' 3" to wardrobe x 8' 4" (3.43m to wardrobe x 2.54m)

Built-in storage wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

10' 2" x 7' 5" (3.10m x 2.26m)

Built-in storage wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with Aqualisa power shower over, one aqua board wall, part tiled walls, shaver point, radiator, ceramic tiled flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the property, there is a driveway providing access to the double garage. Timber gates to both sides of the property lead into the rear garden. The attractive enclosed rear garden is laid mainly to lawn with a paved patio seating area, well-stocked border areas with an array of plants and shrub beds, further shingle seating area with timber Pergola over and a useful garden storage shed.

Integral Double Garage

Twin roller doors to the front aspect, integral door opening to the entrance hallway.

Council Tax Band

This property is Council Tax band E. Once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

welcome to

Shepherds Fold, Swaffham

- Substantial 4 bedroom detached house
- Integral double garage and driveway parking
- Beautifully presented, enclosed rear garden
- Kitchen/breakfast room, 2 reception rooms and separate conservatory
- En suite shower room and family bathroom
- Ground floor w.c and utility room
- UPVC double glazed windows
- Gas fired central heating

Tenure: Freehold EPC Rating: D

fixed price **£380,000**



directions to this property:

From the William H Brown Swaffham office, pass Morrisons Daily and at the traffic lights, turn right and continue to the mini roundabout. Take the first exit onto London Street and proceed to the next mini roundabout. Continue straight over and proceed south out of town along London Street. Take the left hand turn onto Watton Road and continue along, taking the left hand turn onto Heathlands. Take the first right hand turn onto Shepherds Fold and the property will be found shortly along on the left hand side.

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Property Ref:
SFM108670 - 0007

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