



Pollywiggle Drive, Swaffham, PE37 8GJ

welcome to

Pollywiggie Drive, Swaffham

A beautifully presented 4 bedroom detached family home, situated within this well-regarded edge of town development. Offering contemporary living with an open-plan kitchen/family room, sitting room, hobby room, en suite facilities, utility room, enclosed rear garden, off-road parking and more!

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, ceramic tiled flooring, doors opening to the sitting room and open-plan kitchen/living room.

Sitting Room

13' 4" x 9' 10" (4.06m x 3.00m)

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

Open-Plan Kitchen/ Family Room

Kitchen

16' 8" x 13' (5.08m x 3.96m)

This impressive room boasts a range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted gas hob with concealed cooker hood over, integrated fridge-freezer, integrated dishwasher, door to under-stairs storage cupboard, radiator, ceramic tiled flooring, inset ceiling spotlights, UPVC double glazed external entrance door opening to the rear garden, door opening to the utility room, open-plan to:

Family Room

17' x 10' (5.18m x 3.05m)

Radiator, ceramic tiled flooring, dual aspect with UPVC double glazed window to the side and UPVC double glazed bi-fold doors opening to the rear garden.

Utility Room

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, ceramic tiled flooring, extractor fan, door opening to the ground floor w.c, further door opening to:

Hobby Room

Formed from part of the original integral garage with a stud wall and heated with power and lighting connected.

Ground Floor W.C

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

First Floor Landing

Radiator, loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Master Bedroom

13' 1" x 12' (3.99m x 3.66m)

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

En Suite Shower Room

Suite comprising back to wall w.c, wall mounted hand wash basin and tiled shower cubicle with inset shower unit, part tiled walls, heated towel rail, ceramic tiled flooring, extractor fan, UPVC double glazed obscure glass window overlooking the front aspect.





Bedroom 2

14' 5" max narrowing to 9' 1" min x 14' 5" (4.39m max narrowing to 2.77m min x 4.39m)
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

10' 7" x 9' 7" (3.23m x 2.92m)
Built-in storage wardrobes with sliding mirror doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect with stunning countryside views.

Bedroom 4

9' 1" x 7' 6" + door recess (2.77m x 2.29m + door recess)
Built-in storage wardrobes with sliding mirror doors, radiator, 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 panelled bath, part tiled walls, heated towel rail, ceramic tiled flooring, inset ceiling spotlights, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

To the front of the property, there is a low maintenance front garden with a pathway leading to the main entrance door. A driveway provides off-road parking and access to the garage.

Gated access leads into the enclosed rear garden, which are a particular feature of the property, being laid mainly to lawn with a large paved patio seating area and well-stocked with border areas and retaining fencing.

Garage

The remaining portion of the garage has been formed to create a storage area.

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 and is also on an excellent bus route. The town 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 E.

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

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 round-a-bout. Take the first exit onto London Street and proceed to the next mini round-a-bout. Continue straight over and proceed south out of town. 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; this road merges onto Pollywiggles Drive and the property will be found on the left hand side.



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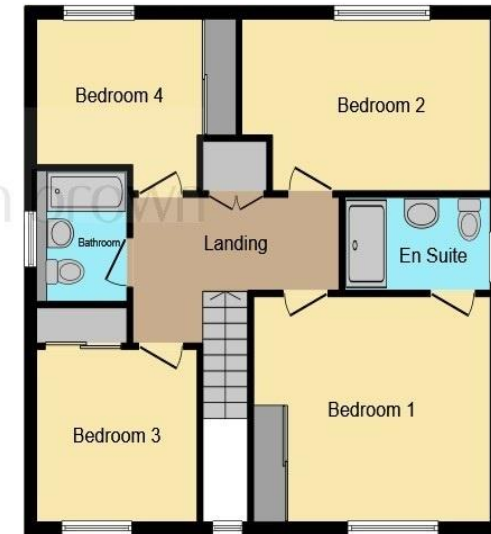
- Energy efficient 4 bedroom detached house
- Enclosed, maturing rear garden and off-road parking
- Open-plan kitchen/family room with bi-fold doors to the rear garden
- En suite shower room and separate family bathroom
- Converted garage providing a hobby room & storage
- Ground floor w.c and utility room
- UPVC double glazed windows and gas central heating
- Popular Redlands Park development, close to schools and amenities

Tenure: Freehold EPC Rating: B

offers in excess of **£390,000**



Ground Floor



First Floor

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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Property Ref:
SFM108935 - 0010

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