



Pedlars Meadow, Norwich Road, Swaffham, PE37 8GX

welcome to

Pedlars Meadow, Norwich Road, Swaffham

>> **NO ONWARD CHAIN!** A brand new 3 bedroom semi-detached family home, offered with a 10-year insurance-backed warranty and located within the popular Pedlars Meadow development. Boasting modern living with an open-plan kitchen/dining room, en suite shower room, ground floor w.c and more!

Pedlars Meadow is a collection of brand new homes, built by the respect Persimmon Homes and perfectly located in the historic market town of Swaffham. This range of 2, 3 and 4 bedroom homes is ideal for first time buyers, families and retirees alike, being conveniently located on the edge of Swaffham, yet within easy reach of local amenities including many public houses, restaurants and cafes, together with supermarkets and smaller independent shops. Pedlars Meadow in Swaffham is ideally located for access onto the A47 and A1065, providing direct routes to the City of Norwich, King's Lynn, the North Norfolk coast and beyond. The beautiful Norfolk Broads are also only about an hours' drive away.

When you buy from Persimmon you'll be benefitting from a range of sustainable features designed to make your home energy efficient. These include highly efficient thermal insulation in the wall cavities and roof space, and argon-filled double glazed windows keeping warmth in and minimising heat loss. This means Persimmon homes carry more favourable energy efficiency ratings than traditional housing, achieving EPCs of either A or B. Persimmon also install highly energy-efficient appliances and heating systems such as A-rated condensing gas boilers and kitchen appliances, to minimise energy usage and keep bills down, so you can enjoy your new home in comfort.

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, door opening to the lounge, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, extractor fan, UPVC double glazed obscure glass window to the front aspect.

Lounge

14' 3" max x 12' 1" (4.34m max x 3.68m)

Door to under-stairs storage cupboard, radiator, television and media points, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Kitchen / Dining Room

15' 5" x 8' 9" (4.70m x 2.67m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in oven and gas hob with extractor hood over, space for washing machine, space for dishwasher, space for fridge-freezer, radiator, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden.





First Floor Landing

Built-in storage cupboard, loft access, doors opening to both bedrooms and the family bathroom.

Bedroom 1

12' 1" max narrowing to 9' 9" min x 9' 6" (3.68m max narrowing to 2.97m min x 2.90m)
Built-in bulkhead storage cupboard, radiator, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and glazed shower enclosure with inset tiling and shower unit, part tiled walls, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

Bedroom 2

9' x 7' 7" (2.74m x 2.31m)
Radiator, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

7' 7" x 6' (2.31m x 1.83m)
Radiator, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath, part tiled walls, radiator, UPVC double glazed obscure glass window overlooking the side aspect.



Outside

To the front of the property, there is a small stocked garden area with a pathway leading to the main entrance door. There is allocated off-road parking located at the front of the property.

A side pathway and timber gate leads into the enclosed rear garden, which is of good proportion and ready for personalisation.

Agents Note

There will be site management charge for the upkeep of the communal garden areas within this development once the site has been completed. This is expected to be around £212.00 per annum, which may be subject to review. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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 hours' drive away. Swaffham boasts ample free parking within the town and is also on an excellent bus route. There is 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, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.



view this property online williamhbrown.co.uk/Property/SFM109611



welcome to

Pedlars Meadow Norwich Road Swaffham

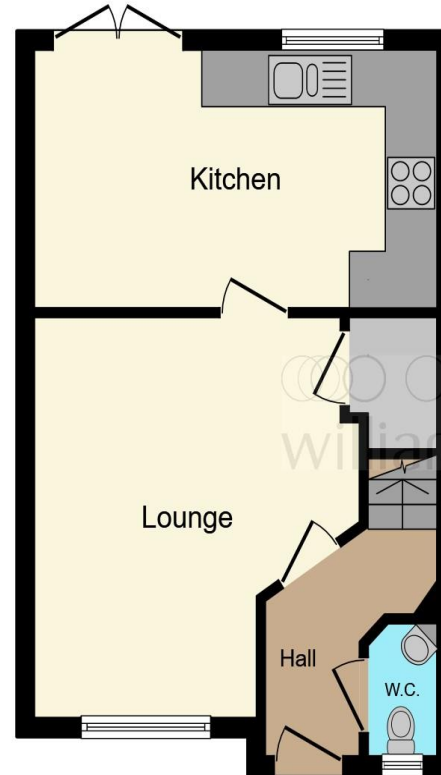
- Brand new 3 bedroom semi-detached house
- Within easy reach of Swaffham town centre
- Enclosed rear garden and allocated off-road parking
- Modern fitted kitchen/dining room
- En suite shower room, ground floor w.c and family bathroom
- UPVC double glazed windows
- Gas fired central heating
- 10-year insurance-backed warranty

Tenure: Freehold EPC Rating: Exempt

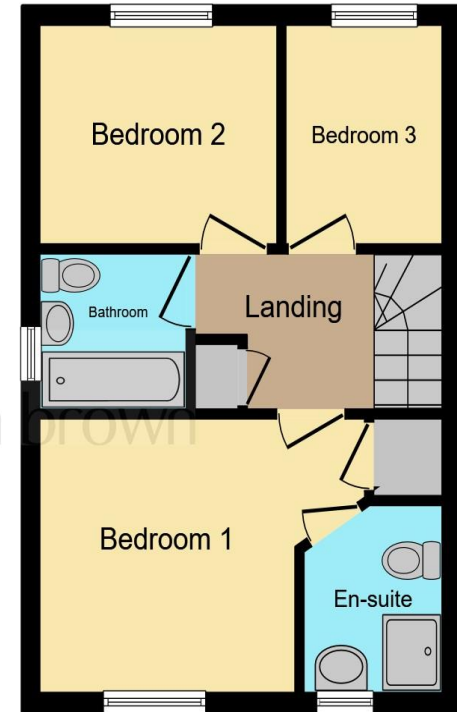
£225,000

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre as the road merges onto Norwich Road. Take the left hand turn onto the Pedlars Meadow development, continue and the property will be found further along on the right hand side, identified by our William H Brown "For Sale" board.



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.

view this property online williamhbrown.co.uk/Property/SFM109611



Property Ref:
SFM109611 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk