



**Bishy Barny Bee Gardens, Swaffham, PE37 8GG**



**welcome to**

**Bishy Barny Bee Gardens, Swaffham**

>> NO ONWARD CHAIN! An energy efficient 3 bedroom detached family home, located within the popular Redlands Park development on the edge of town. Offering a fully fitted kitchen with integrated appliances, modern en suite, bathroom and cloakroom w.c, off-road parking, enclosed rear garden and more!



### **Accommodation:**

Composite part glazed external entrance door opening to:

### **Entrance Porch**

Built-in double storage cupboard, door opening to the open-plan entrance hall area.

### **Open-Plan Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, wood effect flooring, door opening to the ground floor w.c, open-plan to the lounge and open-plan to the kitchen area.

### **Kitchen Area**

14' 9" max narrowing to 9' 11" min x 13' 8" ( 4.50m max narrowing to 3.02m min x 4.17m )

A contemporary range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap, built-in eye-level oven and microwave, fitted gas hob with concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, radiator, wood effect flooring, inset ceiling spotlights, extractor fan, UPVC double glazed window to the front aspect.

### **Lounge**

16' 4" x 10' 9" ( 4.98m x 3.28m )

Radiator, carpet flooring, television point, UPVC double glazed French doors opening to the rear garden.

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

8' 1" x 5' 1" ( 2.46m x 1.55m )

Suite comprising back to wall w.c and wall mounted hand wash basin, part tiled walls, radiator, wood effect flooring, inset ceiling spotlights, extractor fan.

### **First Floor Landing**

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

### **Master Bedroom**

12' x 9' ( 3.66m x 2.74m )

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to the en suite shower room.

### **En Suite Shower Room**

Suite comprising back to wall w.c, wall mounted hand wash basin and walk-in shower with rainfall style shower and additional hand-held shower attachment with glazed shower screen, part tiled walls, built-in storage cupboard, heated towel rail, wood effect flooring, extractor fan.

### **Bedroom 2**

15' 8" max into door recess narrowing to 10' 3" min x 8' 11" ( 4.78m max into door recess narrowing to 3.12m min x 2.72m )

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

### **Bedroom 3**

9' 4" x 7' ( 2.84m x 2.13m )

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

### **Family Bathroom**

6' 11" x 6' 3" ( 2.11m x 1.91m )

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with shower screen, rainfall style shower and additional hand-held shower attachment over, part tiled walls, heated towel rail, wood effect flooring, UPVC double glazed obscure glass window overlooking the side aspect.

### **Outside**

To the front of the property, there are two off-road parking spaces with plant and shrub bed borders. A pathway leads to the main entrance door and further leads past the side of the property with gated access leading into the rear garden.

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, ideal for entertaining friends and family in the summer evenings.

### **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 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, 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.

### **directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over and the road will merge onto Brandon Road. Follow the road and at the roundabout, take the first exit onto Redland Road. At the end of the road, bear left onto Kendle Road and follow the road towards the end, bearing left onto Bishy Barny Bee Gardens. Just before the Rix Place turning, take the left hand turn onto a private road, where the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

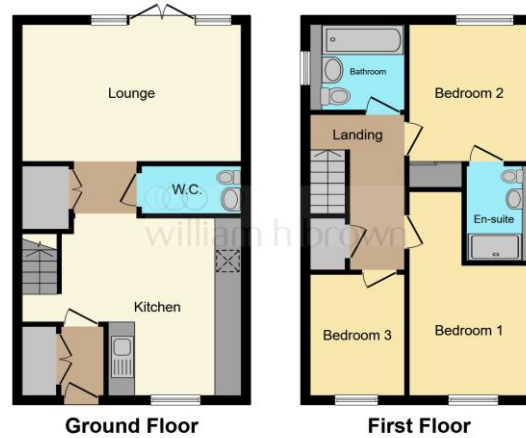
## Bishy Barny Bee Gardens, Swaffham

- NO ONWARD CHAIN!
- Contemporary 3 bedroom detached house
- Enclosed rear garden and off-road parking for two vehicles
- Modern fitted kitchen with integrated appliances
- En suite shower room, family bathroom and ground floor w.c
- Remainder of NHBC guarantee

Tenure: Freehold EPC Rating: B

offers in excess of

**£260,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
SFM109679 - 0004

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william h brown



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