



Theatre Street, Swaffham, PE37 7HF

welcome to

Theatre Street, Swaffham

NO ONWARD CHAIN! Tucked away in a secluded position, yet a stone's throw from town centre amenities, is this substantial 3/4 bedroom detached home, which also offers a very generous rear garden. Further boasting 2/3 reception rooms, conservatory, utility, 5-piece en suite, 4-piece bathroom & more!

Accommodation:

Canopied storm porch with part glazed obscure glass external entrance door with double glazed obscure glass side panel opening to:

Spacious Reception Hall

Turned wooden staircase rising to the first floor landing, radiator, wall lighting, carpet flooring, doors opening to the lounge, kitchen, study and ground floor w.c.

Ground Floor W.C

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

Study / Bedroom 4

8' 11" max extending to 6' 6" min x 8' 11" max (2.72m max extending to 1.98m min x 2.72m max)
Radiator, television point, carpet flooring, double glazed window to the front aspect.

Lounge

29' 1" x 14' 3" (8.86m x 4.34m)
Impressive Inglenook style fireplace with inset wood burner, Bressummer beam, brick surround and pamment tiled hearth, exposed ceiling beam, two radiators, television point, wall lighting, carpet flooring, French style glazed internal doors opening to the dining room, dual aspect with double glazed windows to the front and double glazed sliding patio style doors opening to the conservatory.

Conservatory

15' 3" x 14' 2" (4.65m x 4.32m)
Of mainly hardwood and double glazed construction on a brick base, providing fine views over the rear gardens. Radiator, inset ceiling spotlights, carpet flooring, double glazed French style doors opening to the rear garden.

Dining Room

13' 9" x 12' (4.19m x 3.66m)
Radiator, television point, wall lighting, carpet flooring, double glazed bow window to the rear aspect, door opening to:

Kitchen / Breakfast Room

17' 2" max x 13' max (5.23m max x 3.96m max)
A comprehensive range of wall and floor mounted fitted kitchen units in wood finish with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, drinking water tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob with concealed cooker hood over, radiator, vinyl flooring, ceiling fan light, two double glazed windows to the rear aspect, door opening to:

Utility Room

10' 5" max narrowing to 6' 5" x 7' 10" max (3.17m max narrowing to 1.96m x 2.39m)
A matching range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, floor mounted gas fired central heating boiler, radiator, vinyl flooring, double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden, integral door opening to the double garage.

First Floor Galleried Landing

(Partial sloping ceiling) Built-in double airing cupboard, wall lighting, carpet flooring, double glazed Dormer style window overlooking the front aspect, doors opening to all bedrooms and the 4-piece family bathroom.





Master Bedroom

15' 1" + bay x 14' 2" (4.60m + bay x 4.32m)
(Partial sloping ceiling) A large double bedroom offering built-in bedroom furniture to include an ample range of storage wardrobes, over-bed storage cabinets and drawer units, radiator, telephone point, carpet flooring, double glazed Dormer style window overlooking the front aspect, door opening to:

En Suite Bathroom

14' 4" x 6' 10" (4.37m x 2.08m)
Five-piece suite comprising low level w.c, low level bidet, pedestal hand wash basin, panelled bath and double shower enclosure with inset tiling and shower unit, tiled splash backs and surrounds, shaver point, radiator, extractor fan, wall lights, carpet flooring, double glazed obscure glass windows overlooking the rear aspect.

Bedroom 2

13' 9" x 8' 7" (4.19m x 2.62m)
Radiator, carpet flooring, double glazed window overlooking the rear aspect.

Bedroom 3

11' 10" x 9' 1" (3.61m x 2.77m)
Radiator, carpet flooring, double glazed window overlooking the rear aspect.

Family Bathroom

10' 3" x 9' 1" (3.12m x 2.77m)
(Partial sloping ceiling) Four-piece suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath and separate shower enclosure with inset tiling and shower unit, tiled splash backs and surrounds, radiator, wall light, carpet flooring, double glazed obscure glass Dormer style window overlooking the front aspect.

Outside

The property is approached via a timber five-bar access gate, which opens out to a large gravelled driveway, providing ample off-road parking, turning space and access to the integral double garage. This is bordered by attractive mature hedging and fencing with a small lawned front garden.

The substantial rear garden, which is a particular feature of the property, is well presented and established, being laid mainly to lawn with a paved patio seating area with screening, interspersed with numerous maturing stocked border areas, ornamental trees and shrubs.

Integral Double Garage

18' x 18' (5.49m x 5.49m)
Twin up and over doors to the front aspect, double glazed window to the side aspect, integral door opening to the utility room, further door opening to:

Cloakroom W.C

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, double glazed obscure glass window to the side aspect.

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, sport and leisure facilities and a popular golf club. 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.

Agents Note

The private driveway is owned by a neighbouring property; this property has a right to pass and re-pass and contribute towards maintenance costs, for which there is no set amount. Further details of this can be obtained from William H Brown.



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welcome to

Theatre Street, Swaffham

- **NO ONWARD CHAIN!**
- Substantial 3/4 bedroom detached house
- Total Floor Area: 182m² / 1959ft²
- Fantastic 'tucked away' non-estate location, within easy walking distance of town centre
- Ample parking and large, enclosed rear garden
- Integral double garage with w.c
- 5-piece en suite bathroom and 4-piece bathroom
- 2/3 reception rooms and spacious conservatory
- Gas fired central heating and double glazed windows

Tenure: Freehold EPC Rating: D

offers in excess of **£550,000**

directions to this property:

From the William H Brown Swaffham office, pass Morrisons Daily along Lynn Street and at the traffic lights, turn right. At the mini roundabout, take the first exit and then take the immediate right hand turn down Cley Road. Take the next left hand turn onto Theatre Street and just before reaching the 'CAR PARK' sign painted on the road, take the right hand turn down a private shingle driveway. Continue to the bottom of the driveway and the property will be found immediately in front of you.



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
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