



Watton Road, Swaffham, PE37 8HF

welcome to

Watton Road, Swaffham

Offered for sale with **NO ONWARD CHAIN** is this 4/5 double bedroom detached family home, providing substantial accommodation in a non-estate, edge of town location. This wonderful abode boasts 2/3 large reception rooms, extensive off-road parking, detached double garage, well-tended gardens and more!

Accommodation:

Part glazed external entrance door opening to:

Entrance Porch

Fitted coir entrance mat, carpet flooring, part glazed external entrance door with glazed side panel opening to:

Entrance Hall

Turned staircase rising to the first floor landing with under-stairs storage cupboard, further built-in double storage cupboard, radiator, carpet flooring, doors opening to the dining room, lounge, study and ground floor shower room, further door opening to:

Kitchen / Breakfast Room

20' 11" x 16' 3" max narrowing to 10' 10" min (6.38m x 4.95m max narrowing to 3.30m min)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, under sink water softener, 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, radiator, vinyl flooring, dual aspect double glazed windows to the front and side, door opening to:

Utility Room

9' 7" x 8' 2" (2.92m x 2.49m)

A matching range of 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, floor mounted gas fired central heating boiler, vinyl flooring, double glazed window to the side aspect, part glazed external entrance door opening to the side aspect.

Dining Room

16' 4" x 14' 8" (4.98m x 4.47m)

Two radiators, wall lighting, carpet flooring, dual aspect double glazed windows to the front and side, glazed French style doors opening to:

Lounge

21' 3" x 18' 7" (6.48m x 5.66m)

Feature fireplace with brick surround, two radiators, television point, wall lighting, carpet flooring, dual aspect UPVC double glazed windows to the side and rear, double glazed sliding patio style doors opening to the rear garden.

Study / Ground Floor Bedroom

15' 1" max x 9' 1" (4.60m max x 2.77m)

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

Ground Floor Shower Room

11' 11" x 4' (3.63m x 1.22m)

Suite comprising low level w.c, hand wash basin and shower cubicle, tiled splash backs, radiator, vinyl flooring, double glazed window to the side aspect.

First Floor Landing

Built-in double airing cupboard, radiator, carpet flooring, loft access, double glazed window overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

22' 4" x 14' 8" (6.81m x 4.47m)

Walk-in storage wardrobe, two radiators, television point, carpet flooring, dual aspect double glazed windows overlooking the side and rear, door opening to:





En Suite Bathroom

9' 5" x 6' 2" (2.87m x 1.88m)

Suite comprising low level w.c, low level bidet, hand wash basin and panelled bath with shower attachment over, part tiled walls, radiator, double glazed window overlooking the rear aspect.

Bedroom 2

16' 4" x 14' (4.98m x 4.27m)

(sloping ceiling) Built-in double storage wardrobe, radiator, carpet flooring, double glazed Dormer style window overlooking the rear aspect.

Bedroom 3

16' 3" x 11' 2" (4.95m x 3.40m)

(sloping ceiling) Radiator, television point, carpet flooring, double glazed Dormer style window overlooking the front aspect.

Bedroom 4

14' 8" x 12' 6" (4.47m x 3.81m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, corner panelled bath with shower attachment over and separate tiled shower cubicle, part tiled walls, radiator, double glazed window overlooking the side aspect.

Outside

This substantial family home is approached via a brick-weave driveway, which provides off-road parking and turning space to the front of the property and access to the main entrance door. There is a lawned front garden with flower and shrub bed borders and a mature hedge boundary. A double wrought iron gate to the side of the property opens onto a single track driveway, leading into the rear garden to a detached double garage.

The well-tended rear garden is laid mainly to lawn with a further shingle off-road parking area, if required, paved patio seating area and established hedging.

Detached Double Garage

18' 2" x 18' 1" (5.54m x 5.51m)

Twin up and over doors to the front 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 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 F.

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



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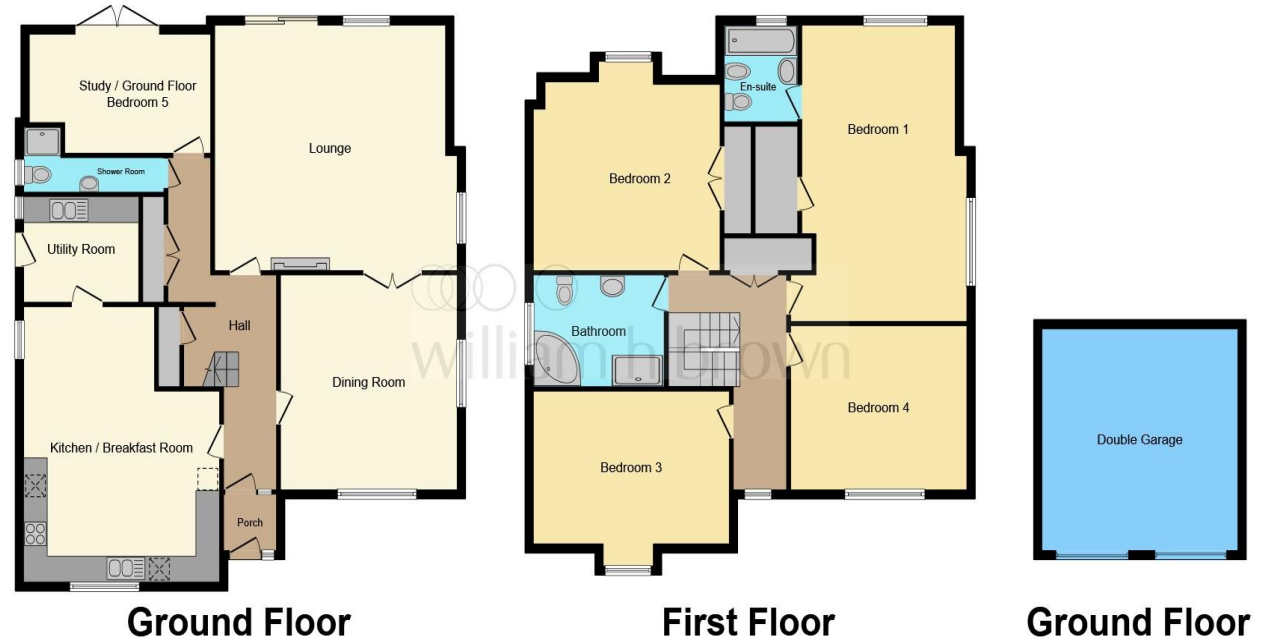
- **NO ONWARD CHAIN!**
- Substantial 4/5 double bedroom detached house
- Enclosed rear garden, detached double garage and ample off-road parking
- En suite bathroom, 4-piece family bathroom and ground floor shower room
- Kitchen/breakfast room with integrated appliances, water softener and separate utility room
- 2/3 spacious reception rooms
- Non-estate location, within easy reach of Swaffham town centre and amenities
- Gas fired central heating and double glazed windows

Tenure: Freehold EPC Rating: D

offers over **£475,000**

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 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. Take the left hand turn onto Watton Road and the property will be found further along on the right hand side, identified by our William H Brown "For Sale" board.



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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