



**Lynn Street, Swaffham, PE37 7AX**

**welcome to**

## **Lynn Street, Swaffham**

A very well presented and deceptively spacious cottage, located within the heart of Swaffham town centre. Boasting 2 bedrooms plus a cot room, modern fitted kitchen and bathroom, cosy lounge with wood burner, garden room, many character features and a generous rear garden with a timber storage shed!

We are extremely pleased to offer for sale this well-proportioned and well-maintained 2 bedroom terraced cottage, located a stone's throw from the centre of Swaffham town. Swaffham is an historic market town, ideally placed for good road links to Norwich, King's Lynn, Cambridge, London and beyond.

This wonderful cottage offers ground floor accommodation comprising; cosy lounge with exposed brick fireplace and recently installed wood burning stove, modern fitted kitchen with timber beams, ground floor bathroom and garden room. This is complemented on the first floor by the landing area, two bedrooms and a cot room off the second bedroom. Coupled with this accommodation, the property further benefits from gas fired central heating and UPVC double glazed windows. Outside, the property boasts an enclosed, mainly lawned rear garden with a timber storage shed.

This lovely home will appeal to an assortment of buyers including first time buyers, downsizers, retirees and investors alike; an internal viewing is essential to fully appreciate the accommodation and quality of finish offered for sale!

### **Accommodation:**

Part glazed external entrance door opening to:

#### **Lounge**

12' 9" x 11' 7" ( 3.89m x 3.53m )

Large feature fireplace with wood burning stove installed less than a year ago and exposed brick chimney stack, radiator, television and telephone points, wood flooring, UPVC double glazed window to the front aspect.

#### **Kitchen**

9' 5" x 7' 9" ( 2.87m x 2.36m )

A comprehensive range of wall and floor mounted fitted kitchen units with wooded work surfaces over, ceramic sink with mixer tap, tiled splash backs and surrounds, space for a freestanding electric cooker with cooker hood over, space for freestanding fridge-freezer, space and plumbing for washing machine, tiled flooring, exposed timber beams, under-stairs storage cupboard, separate storage cupboard, internal window overlooking the Garden Room.

#### **Inner Hall**

Staircase leading to first floor landing, doors opening to the bathroom and garden room.

#### **Bathroom**

Suite comprising hand wash basin, back to wall w.c and panelled bath with electric shower unit and bi-fold shower screen, fully tiled walls, shaver point, tiled flooring, UPVC double glazed windows to the rear aspect.

#### **Garden Room**

8' 6" x 6' 2" max ( 2.59m x 1.88m max )

Wooden flooring, radiator, plumbing for slimline dishwasher, UPVC double glazed French style doors opening to the rear garden.

#### **First Floor Landing**

Loft hatch, consumer unit.





### Bedroom 1

12' 6" x 9' 7" + door recess ( 3.81m x 2.92m + door recess )

Built-in storage cupboard housing the boiler and used as a wardrobe, wooden flooring, radiator, television point, UPVC double glazed window overlooking the front aspect.

### Bedroom 2

8' 8" x 7' 8" ( 2.64m x 2.34m )

Radiator, wooden flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

### Cot Room

7' 7" x 6' 1" ( 2.31m x 1.85m )

(Restricted head height) Carpet flooring, Velux window.

The vendor informs us that plans are in place to lift the head height and convert this room. Permissions were granted in 2023.

### Outside

The enclosed rear garden is laid mainly to lawn with a paved patio seating area, a timber garden storage shed is housed to the rear, together with gated access.

### Agents Note

The property benefits from a right of way over the neighbouring cottages for wheelie bin access. Likewise, the neighbouring cobblers shop has a right of way access through the subject property's garden, however we understand, does not use it.

### 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.

### Council Tax Band

This property is Council Tax band A.

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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## Lynn Street, Swaffham

- Charming terraced cottage
- 2 bedrooms and cot room
- Enclosed, mainly lawned rear garden
- Character features including feature fireplace and exposed brickwork
- Garden room with French doors to the rear garden
- Modern fitted kitchen and ground floor bathroom
- Gas central heating and UPVC double glazed windows
- Non-estate, town centre location

Tenure: Freehold EPC Rating: C

offers in excess of **£170,000**

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street in the direction of King's Lynn and the property will be found 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](http://www.focalagent.com)

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