



**Sandringham Way, Swaffham, PE37 8BS**

**welcome to**

**Sandringham Way, Swaffham**

>> **NO ONWARD CHAIN!!** A very well presented semi-detached home, located within easy reach of Swaffham town centre and its amenities. The property offers 2 good sized bedrooms, open-plan lounge/ kitchen, ground floor w.c, family bathroom as well as an enclosed rear garden and ample off-road parking!



We are delighted to offer for sale this well-presented 2 double bedroom semi-detached home, located within this popular residential area of Swaffham, in easy reach of town centre amenities and facilities, also offering easy access for the A1065 Brandon Road. In brief, the internal ground floor accommodation comprises of an entrance porch, open plan lounge/kitchen and ground floor cloakroom w.c. This is complemented on the first floor by two good sized bedrooms and the family bathroom. Coupled with this accommodation, the property further benefits from air source radiator heating and UPVC double glazed windows. Outside, there is off-road parking via a shingle driveway and enclosed rear gardens.

Being offered with **NO ONWARD CHAIN** and appealing to an assortment of buyers, internal viewing is highly recommended!

#### **Accommodation:**

UPVC part glazed external entrance door opening to:

#### **Entrance Porch**

Radiator, UPVC double glazed window to the side aspect, door opening to the lounge

#### **Lounge**

17' 5" x 13' 2" ( 5.31m x 4.01m )

Radiator, television and telephone points, carpet flooring, stair case rising to the first floor landing, UPVC double glazed windows to the front aspect, open plan to:

#### **Kitchen**

14' 1" x 9' 4" ( 4.29m x 2.84m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, inset electric oven and hob with concealed extractor fan over, space for fridge-freezer, plumbing for washing machine, tiled flooring, storage cupboard, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear aspect.

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

Low level w.c, hand wash basin, tiled flooring, UPVC double glazed obscure glass window to the side and rear aspect.

#### **First Floor Landing**

Carpet flooring, loft access, doors to both bedrooms and the main bathroom

#### **Bedroom 1**

14' 11" x 11' 1" ( 4.55m x 3.38m )

Built-in wardrobe, radiator, television point, carpet flooring, UPVC double glazed windows overlooking the front aspect.

#### **Bedroom 2**

11' 1" x 10' 7" ( 3.38m x 3.23m )

Carpet flooring, UPVC double glazed window overlooking the rear aspect.

#### **Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with electric shower over and shower screen, part tiled walls, radiator, shaving point, UPVC double glazed obscure glass windows overlooking the rear aspect.

#### **Outside**

The property is approached over a shingled driveway, providing ample off-road parking. A paved pathway leads to the main entrance door and side access gate.

The generous, enclosed rear garden is laid mainly to lawn with a paved patio seating area and a retained timber fence boundary.

#### **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 B.

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 onto London Street and at the next mini roundabout, continue straight over and proceed south out of town. Pass the schools on the right hand side and take the left hand turn onto Sandringham Way. Follow the road to the end and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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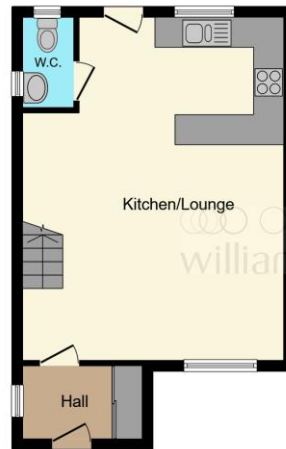
welcome to

## Sandringham Way, Swaffham

- **NO ONWARD CHAIN!**
- 2 double bedroom semi-detached house
- Enclosed rear garden
- Off-road parking
- Modern fitted kitchen, which is open-plan to the lounge
- Air source radiator heating
- UPVC double glazed windows
- Close proximity to Swaffham town centre

Tenure: Freehold EPC Rating: Awaited

# £220,000



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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william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



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



**williamhbrown.co.uk**