



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

**welcome to**

## **Sandringham Way, Swaffham**

>> **NO ONWARD CHAIN!** A very well presented 2 double bedroom semi-detached home, located within easy reach of the town centre, local schools and amenities. Boasting a dual aspect, open-plan lounge/diner/kitchen, ground floor w.c, large enclosed rear garden, ample off-road parking and more!

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, and also offering easy vehicular access for the A1065 Brandon Road for routes to Thetford, Brandon, London and beyond.

In brief, the internal ground floor accommodation comprises an entrance porch that leads to a bright and airy dual aspect open-plan lounge/diner/kitchen and cloakroom w.c. This is complemented on the first floor by two good sized double bedrooms and the family bathroom. Coupled with this accommodation, the property further benefits from air source radiator central heating and UPVC double glazed windows throughout. Outside, there is ample off-road parking via a shingle driveway and a large, enclosed rear garden.

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**

Built-in storage cupboard, radiator, UPVC double glazed window to the side aspect, door opening to:

### **Open-Plan Lounge/Diner/Kitchen**

A bright and airy dual aspect open-plan lounge/diner/kitchen comprising;

### **Lounge Area**

17' 5" x 13' 2" ( 5.31m x 4.01m )  
Radiator, television point, telephone point, carpet flooring, inset ceiling spotlights, staircase rising to the first floor landing, UPVC double glazed window to the front aspect, open-plan to:

### **Kitchen Area**

14' 1" x 9' 4" ( 4.29m x 2.84m )  
A range of wall and floor mounted fitted kitchen units with work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap, built-in electric oven and hob with concealed cooker hood over, space for fridge-freezer, plumbing for washing machine, built-in storage cupboard, tiled flooring, inset ceiling spotlights, extractor fan, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear aspect, door opening to:

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

Suite comprising close coupled w.c and hand wash basin, tiled flooring, dual aspect UPVC double glazed obscure glass windows to the side and rear.

### **First Floor Landing**

Carpet flooring, loft access, doors opening to both bedrooms and the family bathroom.

### **Bedroom 1**

14' 11" x 11' 1" ( 4.55m x 3.38m )  
Built-in storage wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.





### **Bedroom 2**

11' 1" x 10' 7" ( 3.38m x 3.23m )  
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Family Bathroom**

Suite comprising close coupled w.c, hand wash basin and panelled bath with electric shower and shower screen over, part tiled walls, radiator, shaver point and light, vinyl flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

### **Outside**

The property is approached via a shingled driveway that provides ample off-road parking. A paved pathway leads to the main entrance door and side gate that gives access into the rear garden.

The generous, enclosed rear garden is laid mainly to lawn with a paved patio seating area with a retaining 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 is 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 on the outskirts, 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 B.

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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## Sandringham Way, Swaffham

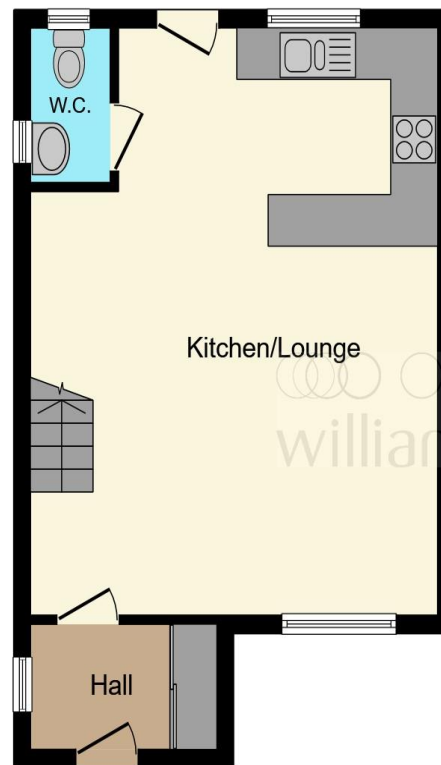
- **NO ONWARD CHAIN!**
- 2 double bedroom semi-detached house
- Large, enclosed rear garden
- Ample off-road parking
- Open-plan lounge/diner/kitchen
- Ground floor w.c and first floor bathroom
- UPVC double glazed windows and air source radiator heating
- Close proximity to Swaffham town centre

Tenure: Freehold EPC Rating: C

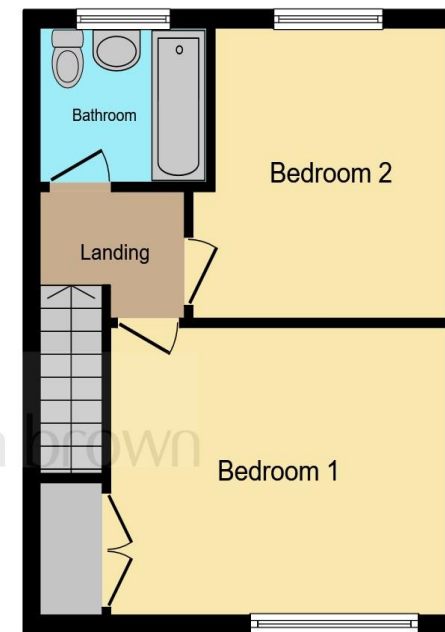
offers over **£190,000**

### 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. Proceed south out of town and continue past the schools on the right hand side. Take the left hand turn onto Sandringham Way and follow the road to the end, where the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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](http://www.focalagent.com)

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Property Ref:  
SFM109737 - 0010

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