



Merryweather Road, Swaffham, PE37 7GB

welcome to

Merryweather Road, Swaffham

>> **NO ONWARD CHAIN!** A well-proportioned 3 bedroom town house, located within close proximity to Swaffham town centre and local schools. The property further boasts a bay-fronted lounge, master bedroom with walk-in wardrobe and en suite, kitchen/dining room, enclosed rear garden, driveway and garage!

We are delighted to present to the market this well-proportioned 3 bedroom town house, situated within this popular development, close to the town centre and conveniently positioned for local schools.

In brief, the ground floor accommodation comprises; bay-fronted lounge, inner hallway, kitchen/dining room with French doors opening to the rear garden and cloakroom w.c. This is complemented on the first floor by two good sized bedrooms and the family bathroom, all off the landing. To complete the accommodation, on the second floor, there is a spacious master bedroom with a walk-in wardrobe and a modern en suite shower room.

Coupled with this accommodation, the property further offers gas fired radiator central heating and UPVC double glazed windows. Outside, there is an enclosed rear garden, together with a driveway and garage providing off-road parking.

Appealing to an assortment of buyers, including first time buyers, investors and families alike, this home must be viewed to be fully appreciated. Offered for sale with NO ONWARD CHAIN!

Accommodation:

Part glazed external entrance door opening to:

Lounge

13' 6" x 13' 2" into Bay (4.11m x 4.01m into Bay)
Two radiators, television point, carpet flooring, UPVC double glazed bay window to the front aspect, door opening to:

Inner Hallway

Staircase rising to the first floor landing, carpet flooring, door opening to:

Kitchen / Dining Room

17' 11" x 13' 6" max (5.46m x 4.11m max)
A 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, tiled splash backs and surrounds, built-in oven and gas hob with cooker hood over, plumbing for washing machine, space for under-counter appliance, extractor fan, radiator, UPVC double glazed window to the rear aspect, two Velux style windows, UPVC double glazed French doors opening to the rear garden, door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, UPVC double glazed window to the rear aspect.

First Floor Landing

Staircase rising to the first floor landing, carpet flooring, doors opening to bedrooms 2, 3 and the family bathroom.

Bedroom 2

13' 6" x 8' 7" (4.11m x 2.62m)
Built-in wardrobe, radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

Bedroom 3

9' 10" x 9' 8" into recess (3.00m x 2.95m into recess)
Radiator, 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 shower over, part tiled walls, radiator, UPVC double glazed window overlooking the rear aspect.

Second Floor Landing

Carpet flooring, door opening to:

Master Bedroom

20' 3" max x 13' 6" (6.17m max x 4.11m)
Walk-in wardrobe, built-in cupboard, two radiators, carpet flooring, two UPVC double glazed windows overlooking the front aspect, door opening to:

En Suite Shower Room

Newly fitted suite comprising low level w.c, hand wash basin and shower cubicle with inset tiling and shower unit, part tiled walls, radiator, UPVC double glazed window overlooking the rear aspect.

Outside

The enclosed rear garden is laid mainly to lawn with a paved patio area, pathway and shingle border.

This property also benefits from an en-bloc garage and driveway.

Location

Swaffham is a 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 C.

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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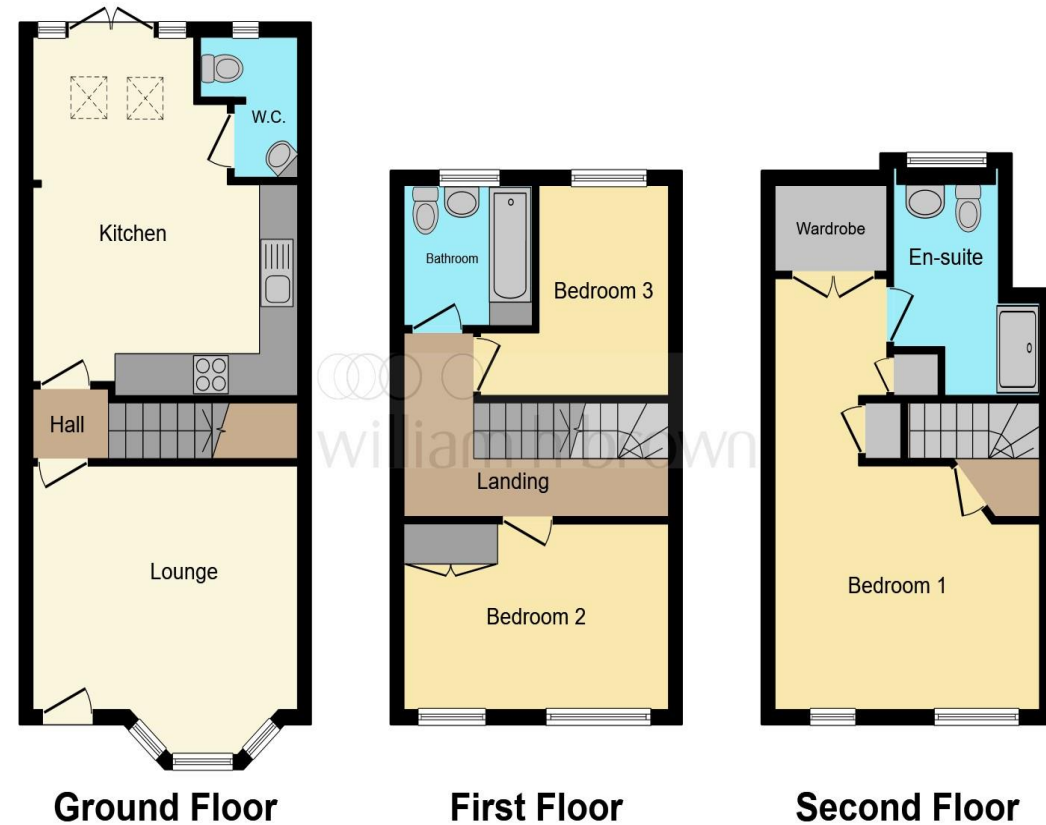
- **NO ONWARD CHAIN!**
- Three-storey 3 bedroom town house
- Enclosed rear garden, garage and driveway
- Kitchen/dining room with French doors to the rear garden
- Large master bedroom with en suite shower room
- Ground floor w.c
- UPVC double glazed windows and gas fired central heating
- Close proximity to Swaffham town centre, amenities and schools

Tenure: Freehold EPC Rating: C

offers in excess of **£210,000**

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons Daily and at the traffic lights, turn right and continue south out of town along London Street. Proceed along as the road merges into Brandon Road and take the left hand turn into Merryweather Road, opposite the high school. The property can 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

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Property Ref:
SFM109748 - 0005

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk