



Spinners Lane, Swaffham, PE37 7LU

welcome to

Spinners Lane, Swaffham

>> **NO ONWARD CHAIN!** A 3 bedroom semi-detached home, which has in recent months undergone a full programme of renovation, modernisation and improvement. Located within easy walking distance of the town centre and boasting a re-fitted kitchen & bathroom, 2 reception rooms, large rear garden and more!



We are extremely pleased to offer for sale this fully renovated and modernised semi-detached family home, situated in a non-estate position, within a short walk of Swaffham town centre, amenities and facilities. In recent months, the property has undergone a full programme of improvement and refurbishment and is now offered for sale with NO ONWARD CHAIN!

Briefly, the well-proportioned ground floor accommodation comprises; entrance hall with stairs rising to the first landing, lounge with feature cast iron fireplace, separate formal dining room, fully fitted modern kitchen with integrated appliances and the contemporary family bathroom. This accommodation is complemented on the first floor by the landing area and three good-sized bedrooms. Outside, this wonderful home boasts a very large rear garden, which is laid mainly to lawn with hard-standing areas and off-road parking to the front. Coupled with this, there is gas fired radiator central heating and UPVC double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN and READY TO MOVE INTO, internal viewing is absolutely essential to fully appreciate the quality, accommodation and close proximity to town location!

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, wood effect laminate flooring, door opening to:

Lounge

12' 1" x 10' 3" (3.68m x 3.12m)

Feature cast iron fireplace with surround and mantelpiece, under-stairs storage cupboard, radiator, television point, carpet flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect, door opening to:

Dining Room

15' 5" max narrowing to 13' 11" min x 10' 8" (4.70m max narrowing to 4.24m min x 3.25m)

Built-in low level storage cupboard and recessed shelving, radiator, carpet flooring, two UPVC double glazed windows to the rear aspect, door opening to:

Kitchen

13' 6" x 6' 10" (4.11m x 2.08m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset composite sink and drainer with mixer tap, built-in double oven and fitted hob with glass splash back and concealed cooker hood over, integrated fridge, integrated freezer, integrated washing machine, cupboard housing the gas fired central heating boiler, radiator, wood effect laminate flooring, inset ceiling spotlights, loft access, UPVC double glazed windows to the side aspect, UPVC part glazed external entrance door opening to the side aspect, door opening to:

Ground Floor Bathroom

7' x 5' 6" (2.13m x 1.68m)

Suite comprising vanity unit with back to wall w.c, inset hand wash basin and storage under, and panelled bath with shower screen and shower unit over, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms.

Bedroom 1

Built-in storage cupboard, feature cast iron fireplace, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

Outside

The property is approached via a shingle and concrete driveway, which provides off-road parking. There is a lawned front garden with a brick and flint boundary wall and a pathway leads to the main entrance door. The pathway continues past the side of the property with a timber gate leading into the rear garden. The very generous rear garden is laid mainly to lawn with a paved patio seating area, further hard-standing area, central pathway leading to a timber garden storage shed, retaining hedging and fencing.

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 hours' drive 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, 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.

directions to this property:

Leave the town centre via Ash Close to the left hand side of the William H Brown Swaffham office and proceed to the end of the road. Turn left onto Spinners Lane and the property will be found immediately on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Spinners Lane, Swaffham

- **NO ONWARD CHAIN! MOVE STRAIGHT IN!**
- Fully modernised 3 bedroom semi-detached house
- Generous rear garden and off-road parking
- Re-fitted kitchen with integrated appliances
- Two reception rooms
- Re-fitted bathroom suite
- UPVC double glazed windows and gas fired central heating
- Non-estate location, within easy walking distance of Swaffham town centre

Tenure: Freehold EPC Rating: D

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109469 - 0004

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