



St. Guthlac Close, Swaffham, PE37 7JA

welcome to

St. Guthlac Close, Swaffham

A deceptively spacious 3 bedroom semi-detached house, situated on the edge of the sought-after market town of Swaffham, close to local supermarkets. The property further benefits from 2 reception rooms + conservatory, 4-piece bathroom, off-road parking, converted garage and front & rear gardens!



We are extremely pleased to offer for sale this beautifully presented 3 bedroom family home, located within an established development, within walking distance of Swaffham town centre.

Briefly, the ground floor accommodation comprises; welcoming entrance hall with stairs rising to the first floor, cosy lounge with open fireplace, formal dining room, conservatory, fitted kitchen and utility area/rear porch. This is complemented on the first floor by three good sized bedrooms and a 4-piece family bathroom. This lovely home boasts gas fired radiator central heating and UPVC double glazed windows and external entrance doors throughout. Outside, there are gardens to the both front and rear aspects, a converted rear garage and a driveway to the front, providing off road parking.

Being offered to the market with NO ONWARD CHAIN, a full internal viewing is essential to fully appreciate the accommodation offered for sale!

Accommodation

UPVC double glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, laminate wood effect flooring, UPVC double glazed obscure glass window to the front aspect, doorway opening to the kitchen, door opening to:

Lounge

14' 9" x 12' 2" (4.50m x 3.71m)
Open fireplace with brick surround and hearth, radiator, television and telephone points, laminate wood effect flooring, UPVC double glazed window to the front aspect, opening to:

Dining Room

8' 8" x 8' 5" (2.64m x 2.57m)
Radiator, laminate wood effect flooring, door opening to the kitchen, glazed sliding patio style doors opening to:

Conservatory

9' 8" x 8' 2" (2.95m x 2.49m)
Of UPVC and double glazed construction with vinyl flooring, UPVC double glazed French doors opening to the rear garden.

Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric oven, recess space for fridge-freezer, UPVC double glazed window to the rear aspect, part glazed door opening to:

Utility Room

8' 6" x 4' 1" (2.59m x 1.24m)
Work surfaces, plumbing for washing machine, space for under-counter freezer, dual aspect windows to the front and rear, external entrance door opening to the side aspect.

First Floor Landing

Loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 11" x 9' 2" to Wardrobe (3.94m x 2.79m to Wardrobe)
Built-in wardrobes, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 7" x 9' 5" (3.23m x 2.87m)
Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

9' 5" x 7' 1" (2.87m x 2.16m)
Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mixer taps and separate shower cubicle with electric shower, airing cupboard, fully tiled walls, heated towel rail, UPVC double glazed obscure glass window overlooking the rear aspect.

Converted Garage

17' 4" x 8' 5" (5.28m x 2.57m)
Television point, carpet flooring, power, UPVC double glazed window to the front aspect, UPVC double glazed external entrance door opening to the front aspect.

Outside

The front of the property is mainly laid to lawn with a side picket fence. A side driveway provides off-road parking. The spacious rear garden is part laid to lawn and part patio seating area with a hedge and fenced boundary, together with a paved pathway to the rear.

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 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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welcome to

St. Guthlac Close, Swaffham

- **NO ONWARD CHAIN!!**
- 3 bedroom semi-detached family home
- Front and rear gardens and off-road parking
- 2 reception rooms and conservatory
- Modern fitted 4-piece bathroom suite
- Kitchen and separate utility room
- Converted garage
- Popular location, close to amenities

Tenure: Freehold EPC Rating: Awaited

£240,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Continue along, passing the Waitrose supermarket and turn right onto New Sporle Road. Take the right turn into St Guthlac Close and proceed to the bottom of the cul-de-sac, where the property will be identified by our William H Brown "For Sale" board.

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Property Ref:
SFM109202 - 0002

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk