



Fieldfare Way, Swaffham, PE37 8JG

welcome to

Fieldfare Way, Swaffham

>> SWAN'S NEST! This home has it all! From impressive family-sized internal accommodation to beautiful outside space, don't miss out on this stunning 'A' rated property! With two en suites, walk-in dressing room, fully fitted kitchen with integrated appliances, integral double garage and much more!



Accommodation

Composite part glazed external entrance door opening to:

Spacious Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, ceramic tiled flooring, doors opening to the integral double garage, kitchen and dining room, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and wall mounted hand wash basin, part tiled walls, radiator, ceramic tiled flooring, extractor fan.

Kitchen

12' 3" x 8' 2" (3.73m x 2.49m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level Bosch double oven and fitted gas hob with glass splash back and concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, ceramic tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, open-plan to:

Dining Room

13' 8" x 13' 8" (4.17m x 4.17m)

Built-in storage cupboard, radiator, ceramic tiled flooring, attractive natural wood partition, UPVC triple glazed window to the side aspect, open-plan to:

Lounge

17' 4" x 11' 4" (5.28m x 3.45m)

Radiator, carpet flooring, wall-mounted multi-media plate with television point, satellite point, Ethernet point and telephone point, two sets of UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Airing cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

Master Bedroom

19' 3" x 13' 7" (5.87m x 4.14m)

Two radiators, carpet flooring, dual aspect UPVC triple glazed windows overlooking the front and rear, doors opening to the en suite shower room and walk-in dressing room.

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin and walk-in shower enclosure with inset tiling and shower unit, part tiled walls, heated towel rail, vinyl flooring, inset ceiling spotlights, extractor fan, UPVC triple glazed window overlooking the rear aspect.

Dressing Room

Two large fitted storage wardrobes, providing shelving and hanging space, radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

Bedroom 2

13' 7" x 9' 8" (4.14m x 2.95m)

Radiator, carpet flooring, UPVC double glazed French style doors opening to the Juliet style balcony, door opening to:

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin and walk-in shower enclosure with inset tiling and shower unit, part tiled walls, heated towel rail, vinyl flooring, extractor fan, UPVC triple glazed window overlooking the side aspect.

Bedroom 3

14' 11" max into door recess narrowing to 12' 4" min x 9' 8" (4.55m max into door recess narrowing to 3.76m min x 2.95m)

Radiator, carpet flooring, dual aspect UPVC triple glazed windows overlooking the rear and side.

Bedroom 4

14' max into recess narrowing to 12' 3" x 7' 4" (4.27m max into recess narrowing to 3.73m x 2.24m)

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

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath and separate shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, vinyl flooring, extractor fan, UPVC triple glazed window overlooking the side aspect.

Outside

The property is approached via a block-paved double-width driveway, which provides off-road parking and access to the integral double garage. There is an attractive stocked garden to the front of the property with a block-paved pathway leading to the main entrance door.

Gated side access leads into the beautifully landscaped and low maintenance rear garden, which is a particular feature of the property, boasting artificial lawn areas with a large paved patio seating area, interspersed by well-tended and well-stocked raised planter beds. Two sets of steps lead up to two further raised patio seating areas, one with a Pergola over, together with an outside tap and retaining fencing.

Integral Double Garage

Electrically operated garage door, personal door opening into the rear garden, integral door opening into the entrance hallway.

The current owners have also installed a range of wall and floor mounted fitted kitchen units with work surfaces over, making this space apt for a multitude of uses.

Space for under-counter fridge, space for under-counter appliance, plumbing for washing machine, wall mounted gas fired central heating boiler, hot and cold water feed.



view this property online williamhbrown.co.uk/Property/SFM109759



welcome to

Fieldfare Way, Swaffham

- 'A' rated 4 bedroom detached house - Total Floor Area: 149m² /1603.82ft²
- Double-width driveway and integral double garage
- Beautifully-tended, low maintenance, landscaped rear garden
- Modern fully fitted kitchen with integrated appliances
- Master bedroom with en suite shower room and walk-in dressing room

Tenure: Freehold EPC Rating: A

offers in excess of

£425,000



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 and continue out of town along London Street. At the next mini roundabout, proceed straight over. This road merges onto Brandon Road. Continue and take the left hand turn onto Otter Road. Take the left hand turn onto Fieldfare and the property will be found further along on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM109759



Property Ref:
SFM109759 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk