



**Ash Close, Swaffham, PE37 7NH**

**welcome to**

## **Ash Close, Swaffham**

A charming 4 bedroom Georgian cottage, occupying a non-estate town centre location. This deceptively spacious cottage is offered for sale **CHAIN FREE**, boasting many original character features, an open-plan kitchen/breakfast room, two reception rooms, solar PV, Sash style windows and more!

We are excited to bring to the market a well-proportioned, period Georgian cottage, which is located a stone's throw from Swaffham town centre, within one of the towns most well-regarded conservation areas. Swaffham is an historic market town, ideally positioned for routes to all neighbouring towns, Norwich city and beyond. Swaffham is situated in an area of outstanding tranquillity and beauty, offering many cafes, restaurants and independent shops.

Briefly, the ground floor accommodation comprises; entrance hallway with stairs rising to the first floor accommodation, formal dining room with feature cast iron fireplace, cosy lounge with wood burner and an open-plan kitchen/breakfast room. This is complemented on the first floor by 4 great sized double bedrooms, two with feature fireplaces, and the family bathroom, all accessed off the split level landing area. Coupled with this, the cottage has gas fired central heating and UPVC double glazed Sash style windows. Outside, there is a well-established front garden and a generous, enclosed cottage style rear garden, which are a particular feature of the property. We are informed that off-road parking for the cottage is accessed from Spinners Lane with a parking area at the far end of the rear garden. This cottage would be enhanced with some decorative enhancement and modernising, making internal viewing highly recommended to fully appreciate the potential offered for sale! Offered with **NO ONWARD CHAIN!**

### **Accommodation:**

Part glazed solid wood external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, carpet flooring, timber latch door opening to the kitchen, further timber latch door opening to:

### **Dining Room**

11' 5" max x 11' 1" ( 3.48m max x 3.38m )  
Feature cast iron open fireplace with decorative surround, hearth and mantelpiece, radiator, exposed wooden floorboards, UPVC double glazed Sash style window to the rear aspect, open-plan square arch to:

### **Lounge**

13' 11" max x 13' 9" ( 4.24m max x 4.19m )  
Feature exposed brick fireplace with stone hearth and inset wood burner, radiator, decorative ceiling rose, telephone point, exposed wooden floorboards, UPVC double glazed Sash style window to the front aspect.

### **Kitchen /Breakfast Room**

17' 2" x 8' 7" ( 5.23m x 2.62m )

### **Kitchen Area**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, built-in oven and hob with concealed cooker hood over, space for fridge-freezer, plumbing for washing machine, pamment tiled flooring, inset ceiling spotlights, exposed ceiling timbers, part dividing wall, UPVC double glazed Sash style window to the side aspect, open-plan to:

### **Breakfast Area**

Space for dining table, radiator, pamment tiled flooring, inset ceiling spotlights, exposed ceiling timbers, part dividing wall, UPVC double glazed Sash style window to the side aspect, part glazed external entrance door opening to the side aspect.

### **First Floor Landing**

Split level landing area with radiator, carpet flooring, loft access, timber latch doors opening to all bedrooms and the family bathroom.





### Bedroom 1

13' 7" x 12' 7" max narrowing to 11' 3" ( 4.14m x 3.84m max narrowing to 3.43m )

Built-in storage cupboard, feature fireplace with antique pine surround, radiator, telephone point, carpet flooring, UPVC double glazed Sash style window overlooking the front aspect.

### Bedroom 2

17' 2" x 8' 10" ( 5.23m x 2.69m )

(Sloping ceilings) Timber latch doors to built-in airing/boiler cupboard, radiator, telephone point, exposed wooden floorboards, exposed ceiling beams and timbers, dual aspect UPVC double glazed Sash style windows overlooking the rear and side.

### Bedroom 3

11' 7" into chimney breast x 10' 2" max narrowing to 8' 10" min ( 3.53m into chimney breast x 3.10m max narrowing to 2.69m min )

Feature fireplace with cast iron grate and antique pine surround, radiator, carpet flooring, UPVC double glazed Sash style window overlooking the rear aspect.

### Bedroom 4

Irregular Shaped Room 10' 9" max x 10' 8" max ( 3.28m max x 3.25m )

Radiator, carpet flooring, UPVC double glazed Sash style window overlooking the front aspect.

### Family Bathroom

Suite comprising low level w.c, hand wash basin and corner panelled bath with mains shower over, part tiled walls, radiator, exposed wooden floorboards, UPVC double glazed obscure glass window overlooking the rear aspect.

### Outside

The property is approached from Ash Close via a wrought iron gate with matching wrought iron railings to the front boundary. The front garden has a brick path in the shape of a 'lovers knot' with a winter flowering cherry tree as a central feature with well-stocked flower and plant bed borders.

A covered passageway leads to the side of the cottage with a right of way given to a neighbouring property.

The fully enclosed rear garden is a long cottage style garden and is divided into areas. To the immediate rear of the property, there is an undercover seating area located to the side of the kitchen with a flower and fern border. This area is surrounded by walls and also has an external W.C. A paved pathway leads onto the remainder of the garden, which is interspersed with well-stocked mature borders, numerous trees and shrubs.

We are informed by the vendor that the off-road parking for the cottage is accessed from Spinners Lane with an off-road parking area located at the far end of the rear garden. Further details of this can be obtained from William H Brown.

### External W.C

Suite comprising low level w.c and hand wash basin, tiled flooring, obscure glass multi-pane window.

### 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 and sport and leisure facilities. 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.

### Agents Note

We understand that a right of way is enjoyed from Spinners Lane over the land to the rear of the property, giving vehicle and pedestrian access to the off-road parking area at the rear of the garden.



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## Ash Close, Swaffham

- **NO ONWARD CHAIN!**
- 4 double bedroom period Georgian cottage
- Non-estate location, in the heart of the town centre
- Well-proportioned cottage gardens & off-road parking
- Original character features
- Cosy lounge with wood burner and formal dining room with open fireplace
- Open-plan kitchen/breakfast room
- Gas fired radiator central heating and solar PV

Tenure: Freehold EPC Rating: E

offers in excess of **£325,000**

### directions to this property:

Take Ash Close to the left hand side of our William H Brown Swaffham office and continue towards Spinners Lane. The property will be found along 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](http://www.focalagent.com)

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