



**Northwell Pool Road, Swaffham, PE37 7HW**

**welcome to**

## **Northwell Pool Road, Swaffham**

A charming and well presented 2 bedroom end-terraced cottage, situated in a lovely position along Northwell Pool Road, within walking distance of Swaffham town centre. Boasting a dual aspect lounge, fitted kitchen, generous, enclosed rear garden with a brick & flint outbuilding and more...

We are extremely pleased to offer for sale this Victorian end-terraced cottage, situated in a non-estate position within the historic and bustling market town of Swaffham. Northwell Pool Road is a pleasingly, varied and quiet residential street, with a large duck pond at the far end and attractive country walks, taking in a community orchard and allotments.

In brief, the ground floor accommodation comprises; a dual aspect lounge with stairs rising to the first floor, fitted kitchen, rear porch leading to a courtyard style garden and the family bathroom. This is complemented on the first floor by two great sized bedrooms, with the master being dual aspect with views over the duck pond. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout.

Outside, this wonderful home offers a courtyard style garden to the immediate rear of the property, with an attractive brick and flint outbuilding providing a multitude of uses. From the outbuilding, there is access to a further well-proportioned 'secret' garden, which is laid mainly to lawn and well-stocked with flowers and shrub beds and complements the property very well.

Appealing to an assortment of buyers including first time buyers, downsizers, investors and retirees alike, this property must be viewed to be fully appreciated! Book your viewing with us today!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Lounge**

12' 9" max x 12' 2" ( 3.89m max x 3.71m )

Staircase rising to the first floor landing, radiator, television and telephone points, carpet flooring, dual aspect UPVC double glazed windows to the front and side, door opening to the bathroom, further glazed doors opening to:

### **Kitchen**

7' 1" x 6' 7" ( 2.16m x 2.01m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven, space for under-counter fridge, plumbing for washing machine, vinyl flooring, UPVC double glazed window to the rear aspect, UPVC part glazed door opening to:

### **Rear Porch**

UPVC double glazed window to the side aspect, part glazed external entrance door opening to the rear garden.

### **Ground Floor Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with hand-held shower attachment over, part tiled walls, heated towel rail, radiator, vinyl flooring, extractor fan, dual aspect UPVC double glazed obscure glass windows to the side and rear.

### **First Floor Landing**

Carpet flooring, doors opening to both bedrooms.







### **Bedroom 1**

11' 11" x 9' 1" ( 3.63m x 2.77m )

Radiator, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and side, with lovely views over the duck pond.

### **Bedroom 2**

12' 8" x 7' 4" ( 3.86m x 2.24m )

Built-in cupboard (housing the gas fired central heating boiler), radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Outside**

To the rear of the property, there is a courtyard style garden with mature plant and shrub bed borders, enclosed by attractive picket fencing with gated access leading to a large brick and flint outbuilding.

From the outbuilding, a door leads to a further enclosed 'secret' garden area, which is laid mainly to lawn with a paved patio seating area and an array of flower and shrub bed borders.

### **Brick & Flint Outbuilding**

Power and lighting connected.



### **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 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, 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.



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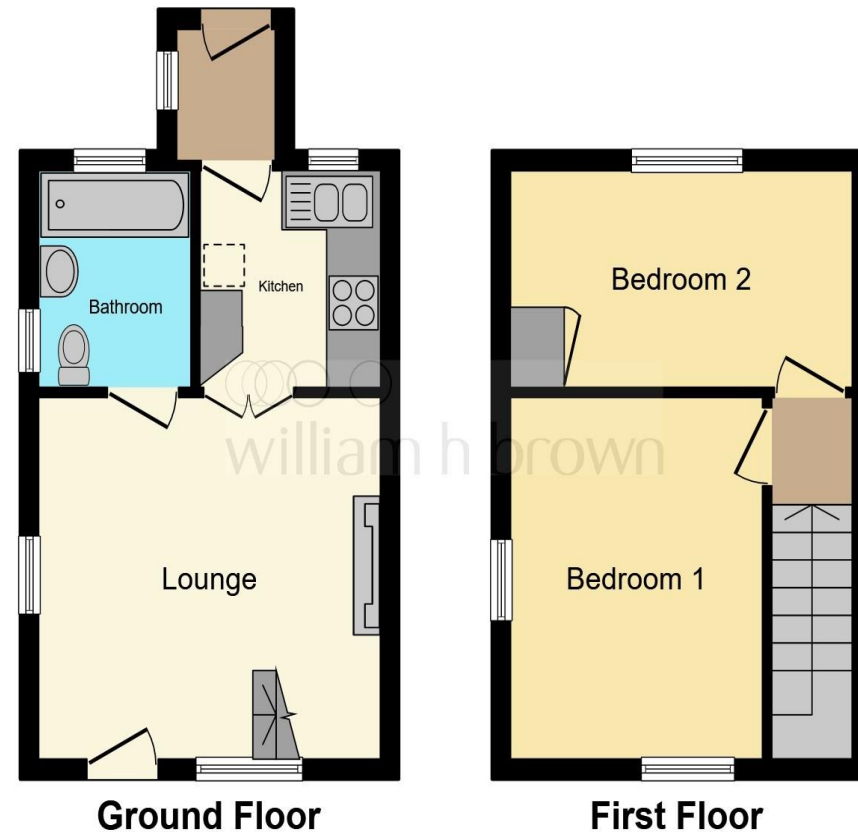
- Victorian 2 bedroom end-terraced cottage
- Cosy dual aspect lounge and fitted kitchen
- Master bedroom with views over the duck pond
- Courtyard style rear garden plus further generous, enclosed rear garden
- Brick and flint outbuilding with power and lighting
- UPVC double glazed windows throughout
- Gas fired radiator central heating
- Close to Swaffham town centre

Tenure: Freehold EPC Rating: E

**£190,000**

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street and turn left at the traffic lights onto Station Street. Take the first right hand turn and then immediately left down the one-way Northwell Pool Road. Continue along and the property will be found towards the end of the road on the right hand side; the last cottage in a short row of terraced cottages.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
SFM109773 - 0005

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