



Coronation Grove, Swaffham, PE37 7LX

welcome to

Coronation Grove, Swaffham

>> **VENDOR FOUND!!** A well-proportioned 3 bedroom semi-detached family home, located within this established development, in easy reach of town centre and local schools. Set within mature gardens, the property would benefit from a programme of improvement and decorative enhancement.

We are extremely pleased to bring to the market this substantial 3 bedroom semi-detached home, occupying a corner plot setting and located within Coronation Grove, a lovely area of Swaffham, just a short stroll from Swaffham town centre amenities and facilities.

In brief, the ground floor accommodation comprises; entrance hall, open-plan lounge/dining room and the fitted kitchen with access to the rear garden. This is complemented on the first floor by the landing, 3 good sized bedrooms and the family shower room. Outside, there is a part lawned rear garden with a selection of plants and shrubs and a brick-built storage building, together with a driveway that provides off-road parking. Coupled with this accommodation, the property benefits from UPVC double glazed windows and gas fired central heating.

Offered for sale with a **COMPLETED ONWARD CHAIN** and an opportunity to modernise. An internal viewing is highly recommended!

Accommodation:

External entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, UPVC double glazed window to the side aspect, door opening to:

Open-Plan Lounge / Dining Room

22' 2" x 11' 10" max (6.76m x 3.61m max)

Lounge Area

Radiator, television point, telephone point, wood effect laminate flooring, UPVC double glazed window to the front aspect, open-plan square arch to:

Dining Area

Radiator, wood effect laminate flooring, gas fireplace, UPVC double glazed French doors opening to the rear garden.

Kitchen

11' 8" x 7' 1" (3.56m x 2.16m)

A range of floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for electric cooker, space for under-counter appliance, wood effect laminate flooring, UPVC double glazed windows to the side aspect, UPVC part glazed external entrance door opening to the rear garden.

First Floor Landing

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

Bedroom 1

11' 7" x 8' 11" (3.53m x 2.72m)

Built-in storage cupboards, radiator, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

11' 7" x 10' 6" (3.53m x 3.20m)

Built-in wardrobe, storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.





Bedroom 3

8' 10" x 8' (2.69m x 2.44m)

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

Shower Room

Suite comprising low level w.c, hand wash basin and walk-in shower cubicle with inset electric shower unit, radiator, UPVC double glazed window overlooking the rear aspect.

Outside

To the front and side of the property, there are well maintained garden areas with mature trees and hedging. A pathway from the gate leads to the main entrance door.

The rear garden boasts established trees with a lawned garden area, patio seating area, retaining fencing and hedging. A side driveway, accessed from Coronation Grove, provides off-road parking.

Outbuilding

Brick-built outbuilding.



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 hour away. Swaffham boasts ample free parking within the town and has 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.

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

Coronation Grove, Swaffham

- 3 bedroom semi-detached house
- Well-proportioned rear garden
- Off-road parking
- Large open-plan lounge/dining room
- UPVC double glazed windows
- Opportunity to update and personalise
- Popular location, close proximity to amenities
- **COMPLETED ONWARD CHAIN!**

Tenure: Freehold EPC Rating: D

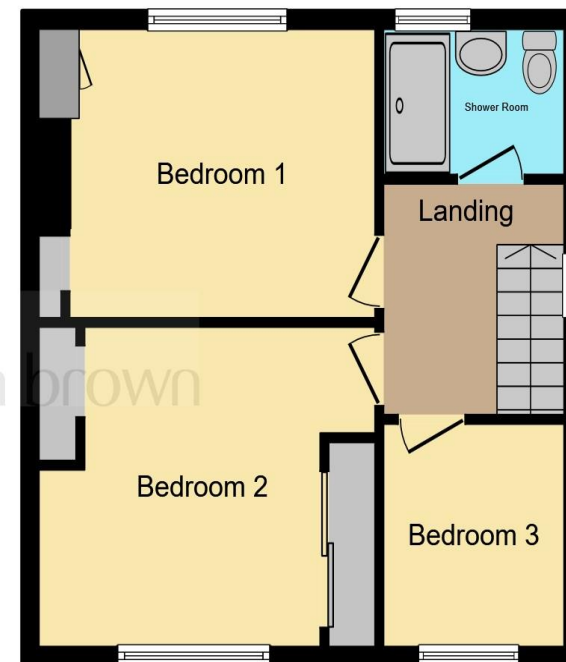
£240,000

directions to this property:

From the William H Brown, Swaffham office, proceed along Lynn Street, heading out of town, and just before the petrol station on the right hand side, take the right hand turn onto West Acre Road. Take the second right hand turn onto Coronation Grove and follow the road. The property will be found on the right hand side, identified by our William H Brown 'For Sale' board.



Ground Floor



First Floor

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

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Property Ref:
SFM108249 - 0005

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 william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk