



**Coronation Grove, Swaffham, PE37 7LX**



**welcome to**

## **Coronation Grove, Swaffham**

>> **VENDOR HAS FOUND!** A well-proportioned 3 bedroom semi-detached family home, located just a short stroll from Swaffham town centre, amenities and facilities. Boasting a delightful corner plot setting with gardens and off-road parking, this home further offers a dual aspect lounge/diner and more!

We are extremely pleased to bring to the market this substantial 3 bedroom semi-detached home, situated within close proximity to the town centre and all it has to offer. Set within mature gardens, the property would benefit from a programme of improvement and decorative enhancement to reach its full potential.

In brief, the ground floor accommodation comprises a spacious entrance hallway with stairs rising to the first floor landing and also giving access into the spacious dual aspect open-plan lounge/dining room with French doors to the rear garden and further leading to the fitted kitchen, also with access to the rear garden. This is complemented on the first floor by 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 throughout and gas fired central heating.

Offered for sale with a COMPLETED ONWARD CHAIN; an internal viewing is highly recommended!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, radiator, carpet flooring, 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 )

A bright and airy dual aspect space comprising;

### **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 wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric oven, plumbing for washing machine, space for under-counter appliances, wood effect laminate flooring, UPVC double glazed window 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 storage wardrobe, further built-in 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 close coupled w.c, hand wash basin and walk-in shower cubicle with inset electric shower unit, shower wall panels, tiled splash backs, 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, paved 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 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 on the outskirts, 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

## Coronation Grove, Swaffham

- **COMPLETED ONWARD CHAIN!**
- 3 bedroom semi-detached house
- Corner plot gardens with brick-built outbuilding
- Off-road parking via driveway
- Large open-plan lounge/dining room with French doors to the rear garden
- Gas fired central heating
- UPVC double glazed windows
- Located within easy walking distance of Swaffham town centre and amenities

Tenure: Freehold EPC Rating: D

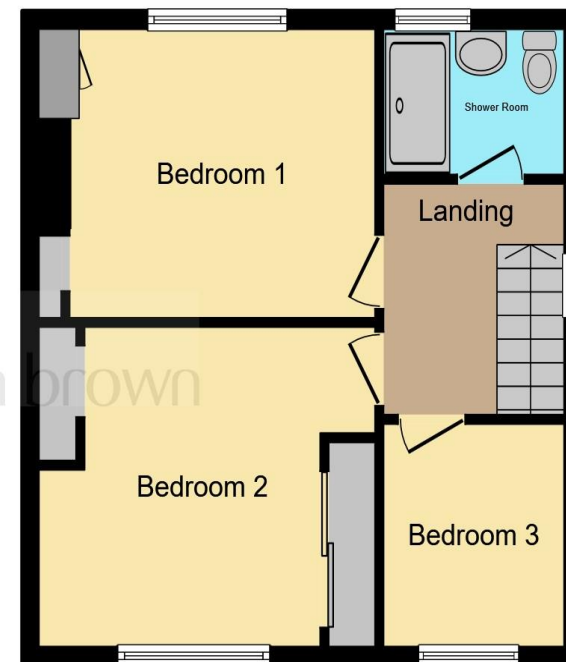
guide price **£230,000**

### 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](http://www.focalagent.com)

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Property Ref:  
SFM108249 - 0010

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