



**Rowe Place, Swaffham, PE37 8GE**

**welcome to**

## **Rowe Place, Swaffham**

>> **NO ONWARD CHAIN!!** A 2 bedroom terraced home, located within this popular development, in easy reach of town centre amenities. Boasting modern accommodation with an open-plan lounge and kitchen with integrated appliances, coupled with an enclosed rear garden, off-road parking & more!

We are extremely pleased to offer for sale this well presented, modern terraced home, located within this well-regarded edge of town development. This home was built by Avant Homes in just 2017 and benefits from the remainder of the NHBC guarantee.

The property boasts open-plan ground floor living accommodation, with a well-equipped kitchen, boasting an integrated oven, hob, microwave, fridge-freezer and dishwasher. From this open-plan living area, there are double glazed bi-fold doors opening out to the rear garden. The accommodation also benefits from a ground floor cloakroom w.c, with two bedrooms and family bathroom on the first floor, with fitted wardrobes to the principle bedroom.

Externally, there is an enclosed rear garden with allocated off-road parking for two vehicles to the front aspect. Coupled with the accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows.

This property is presented in fantastic order throughout and has a 'move straight in feel'! Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike and must be viewed to fully appreciate the quality and accommodation on offer!

### **Accommodation:**

Composite part glazed external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, radiator, ceramic tiled flooring, door opening to the open-plan kitchen/living room, further door opening to:

### **Ground Floor W.C**

Suite comprising back to wall w.c and wall mounted hand wash basin, part tiled walls, radiator, ceramic tiled flooring, UPVC double glazed obscure glass window to the front aspect.

### **Open-Plan Kitchen/ Living Room**

18' 11" max narrowing to 16' 4" min x 14' 4" ( 5.77m max narrowing to 4.98m min x 4.37m )  
This well-appointed room provides a light and airy contemporary feel.

### **Kitchen Area**

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over and under-unit lighting, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level double oven and fitted gas hob with concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, door opening to the under-stairs utility cupboard (with plumbing for washing machine), radiator, ceramic tiled flooring, inset ceiling spotlights, open-plan to:

### **Living Area**

Radiator, television point, ceramic tiled flooring, UPVC double glazed bi-fold doors opening to the rear garden.

### **First Floor Landing**

Carpet flooring, loft access, doors opening to both bedrooms and the family bathroom.

### **Bedroom 1**

14' 4" max narrowing to 10' 8" min x 8' 7" ( 4.37m max narrowing to 3.25m min x 2.62m )  
Built-in storage cupboard (housing the gas fired central heating boiler), radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.







### **Bedroom 2**

13' 3" x 8' 3" max ( 4.04m x 2.51m max )

Fitted storage wardrobe with sliding doors, shelving and hanging space, radiator, television point, carpet flooring, two UPVC double glazed windows overlooking the rear aspect.

### **Family Bathroom**

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with hand-held shower attachment and shower over, part tiled walls, heated towel rail, ceramic tiled flooring, inset ceiling spotlights.

### **Outside**

To the front of the property, driveway offering off-road parking for two vehicles. A small gravelled area with some plants and a personal access gate leads to the rear of the property.

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, outside tap, double power sockets and external lighting.



### **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 banding will be reviewed and may be subject to change.



**view this property online** [williamhbrown.co.uk/Property/SFM109855](http://williamhbrown.co.uk/Property/SFM109855)



welcome to

## Rowe Place, Swaffham

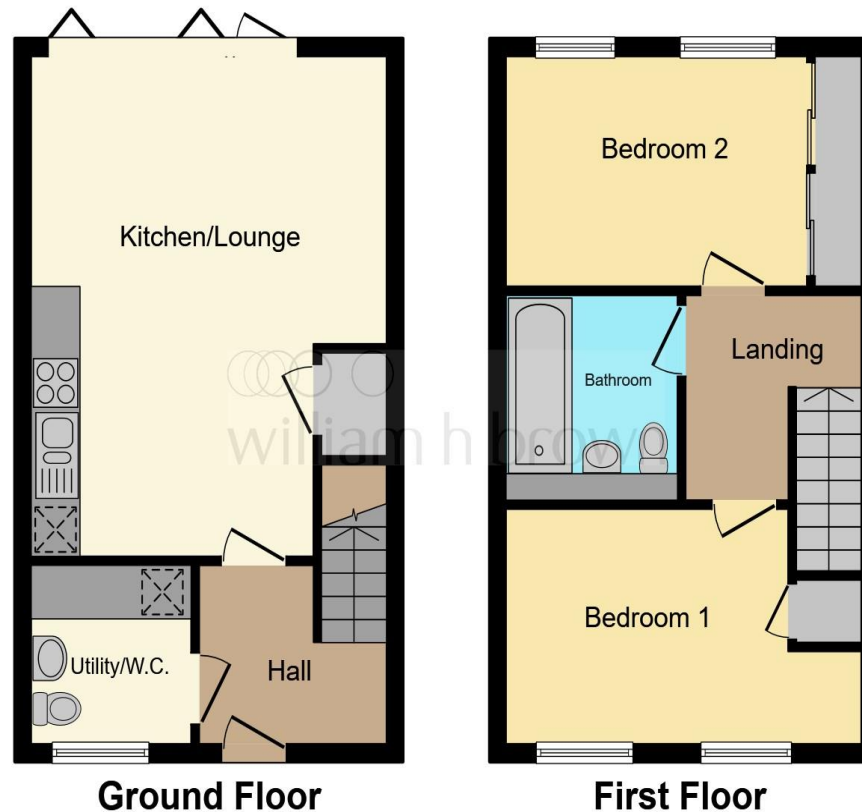
- **NO ONWARD CHAIN!**
- Stunning 2 bedroom terraced house
- Enclosed rear garden and off-road parking
- Open-plan living accommodation
- Contemporary kitchen with integrated appliances
- Modern fitted bathroom and ground floor w.c
- UPVC double glazed windows and gas central heating
- Set within the popular Redlands Park development

Tenure: Freehold EPC Rating: B

offers in excess of **£200,000**

### 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 south out of town along London Street. At the next mini roundabout, proceed straight over. Continue past the High School on the right and at the roundabout, turn left onto Redland Road. Take the right hand turn onto Kendle Road and proceed along, taking the fourth left hand turn onto Rowe Place. The property will be found 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)

**view this property online** [williamhbrown.co.uk/Property/SFM109855](http://williamhbrown.co.uk/Property/SFM109855)



Property Ref:  
SFM109855 - 0008

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**