



Kendle Road, Swaffham, PE37 8GU

welcome to

Kendle Road, Swaffham

A modern and energy efficient 3 bedroom home, located within this ever-popular edge of town development. Offering open-plan living with a fully fitted kitchen with integrated appliances, lounge with bi-fold doors to the enclosed rear garden, en suite, cloakroom w.c, off-road parking and more!



We are delighted to offer for sale this very well presented 3 bedroom terraced house, situated within this maturing development to the south of this historic market town. The Redlands development is perfectly positioned for vehicular routes to Thetford, Norwich, London and beyond, yet is still within easy reach of Swaffham town centre, local schools and amenities.

This stunning home offers contemporary open-plan living, with the ground floor accommodation briefly comprising; entrance porch with built-in storage space, entrance hallway/dining area, which is open-plan to the modern fully fitted kitchen and further leads to a spacious lounge with bi-fold doors opening to the rear garden. There is also a large under-stairs storage cupboard and ground floor w.c. This is complemented on the first floor by the landing area, master bedroom with en suite shower room, two further good sized bedrooms and a modern bathroom.

Outside, there is a well-tended, enclosed rear garden, together with allocated off-road parking for two vehicles. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout.

The open-plan layout of this home offers a bright and airy feel and will appeal to an assortment of buyers, making internal viewing essential to fully appreciate the accommodation and quality offered for sale!

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Porch

Built-in double storage cupboard, radiator, ceramic tiled flooring, door opening to the open-plan entrance hall area.

Open Entrance Hall/Dining Area

16' 6" max narrowing to 14' 2" min x 7' 11" (5.03m max narrowing to 4.32m min x 2.41m)

Staircase rising to the first floor landing with under-stairs utility cupboard, Hive heating controls, two radiators, ceramic tiled flooring, extractor fan, door opening to the ground floor w.c, open-plan to the lounge and open-plan to the kitchen area.

Kitchen Area

10' x 5' 6" (3.05m x 1.68m)

A comprehensive range of wall and floor mounted fitted kitchen units including larder cupboard with contrasting work surfaces and upstands over, under-unit lighting, inset stainless steel sink and drainer with mixer tap, built-in eye-level oven and microwave, fitted gas hob with concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

Lounge

16' 5" x 10' 10" (5.00m x 3.30m)

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

Ground Floor W.C

5' 1" x 8' 3" (1.55m x 2.51m)

Suite comprising back to wall w.c and wall mounted hand wash basin, part tiled walls, radiator, ceramic tiled flooring, inset ceiling spotlights, extractor fan.

Utility Cupboard

Plumbing for washing machine, extractor fan.

First Floor Landing

Airing cupboard, Hive heating controls, radiator, carpet flooring, loft access, doors opening to all bedrooms and the family bathroom.

Master Bedroom

12' x 9' (3.66m x 2.74m)

Built-in storage wardrobe, radiator, television point, telephone point, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to the en suite shower room.

En Suite Shower Room

Suite comprising back to wall w.c, wall mounted hand wash basin and walk-in shower enclosure with rainfall style shower and additional hand-held shower attachment with glazed shower screen, part tiled walls, built-in recessed storage cupboard, shaver point, heated towel rail, tiled flooring, extractor fan.

Bedroom 2

15' 10" max narrowing to 10' 4" min x 9' (4.83m max narrowing to 3.15m min x 2.74m)

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

Bedroom 3

9' 4" x 7' 1" (2.84m x 2.16m)

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

Family Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with shower screen, rainfall style shower and additional hand-held shower attachment over, part tiled walls, shaver point, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the property, there is a small stocked garden area with retaining hedging, external lighting and a pathway leading to the main entrance door. The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, attractive well-stocked plant and shrub bed borders, external lighting, two power points, outside tap and pathway.

We understand that this property boasts two allocated off-road parking spaces.

Council Tax Band

This property is Council Tax band C. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

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 and the road will merge onto Brandon Road; continue past the High School on the right and at the roundabout, turn left onto Redland Road. Turn left onto Kendle Road and follow the road, where the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Kendle Road, Swaffham

- Contemporary 3 bedroom mid-terraced house
- Enclosed rear garden and parking for two vehicles
- Modern fitted kitchen with integrated appliances
- En suite, family bathroom and ground floor w.c
- Lounge with bi-fold doors to the rear garden
- Remainder of NHBC guarantee
- UPVC double glazed windows & gas central heating
- Popular edge of town development

Tenure: Freehold EPC Rating: B

offers in excess of **£240,000**



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.localagent.com



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Property Ref:
SFM109909 - 0002

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