



Rowe Place, Swaffham, PE37 8GE

welcome to

Rowe Place, Swaffham

An energy efficient, contemporary 2 double bedroom end-terraced house, situated to the South of Swaffham within this ever-popular residential development. Offering modern open-plan living on the ground floor with bi-fold doors opening to the garden, off-road parking for two vehicles and much more!

Offered for sale with NO ONWARD CHAIN is this very well presented 2 double bedroom end-terraced home, located within this maturing and well-regarded edge of town development. Situated within easy reach of Swaffham town centre, amenities, local schools and facilities, this stunning property was built in 2017 by Avant Homes and comes with the remainder of the 10 year NHBC guarantee.

Briefly, the bright and airy ground floor accommodation comprises an entrance hall with stairs rising to the first floor landing, spacious cloakroom/guest w.c and the open-plan lounge/diner kitchen with a fully fitted kitchen and bi-fold doors opening to the rear garden. This is complemented on the first floor by two double bedrooms, one offering fitted wardrobes, and the contemporary family bathroom. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there is an enclosed, mainly lawned rear garden and allocated off-road parking for two vehicles to the front aspect.

This lovely home will appeal to an assortment of buyers including first time buyers, downsizers, retirees, investors and small families alike, making viewing highly recommended to fully appreciate the quality and accommodation on offer!

Accommodation:

Pat glazed composite 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/diner/lounge, further door opening to:

Ground Floor W.C

5' 6" x 4' 10" (1.68m x 1.47m)
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/Diner/Lounge

16' 5" max narrowing to 15' 1" x 14' 4" max (5.00m max narrowing to 4.60m x 4.37m)

Kitchen Area

A comprehensive range of contemporary wall and floor mounted fitted kitchen units with wood effect work surfaces over and under-unit lighting, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level oven and microwave, fitted gas hob with glass splash back and concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, ceramic tiled flooring, inset ceiling spotlights, open-plan to:

Lounge/Dining Area

Door opening to the under-stairs utility cupboard (with plumbing for washing machine), radiator, television point, ceramic tiled flooring, UPVC double glazed bi-fold doors opening to the rear garden.

First Floor Landing

Carpet flooring, loft access, UPVC double glazed window overlooking the side aspect, doors opening to both bedrooms and the family bathroom.

Bedroom 1

14' 7" max x 8' 8" max (4.45m max x 2.64m max)
Built-in storage cupboard (housing the gas fired combination boiler), radiator, carpet flooring, two UPVC double glazed windows with fitted blinds overlooking the front aspect.





Bedroom 2

12' 3" to wardrobe x 8' 3" (3.73m to wardrobe x 2.51m)
Fitted storage wardrobes with sliding doors,
radiator, television point, ceiling fan light, carpet
flooring, two UPVC double glazed windows with
fitted blinds 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, glazed shower
screen and rainfall style shower over, part tiled walls,
heated towel rail, ceramic tiled flooring, inset ceiling
spotlights.

Outside

To the front of the property, there is two allocated
off-road parking spaces for this property. There is
also a low maintenance gravelled area with a
pathway leading to the main entrance door.

A timber gate to the side of the property gives
access into the fully enclosed rear garden, which is
laid mainly to lawn with a paved patio seating area,
timber garden storage shed, 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 is 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 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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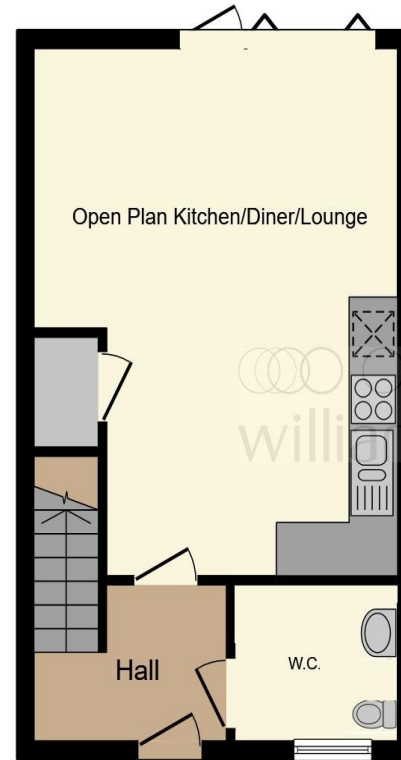
- **NO ONWARD CHAIN!**
 - Contemporary 2 double bedroom end-terraced house
 - Enclosed rear garden and off-road parking
 - Open-plan lounge/diner/kitchen with bi-fold doors to the rear garden
 - Modern fully fitted kitchen with integrated appliances
 - Contemporary fitted bathroom and ground floor w.c
 - UPVC double glazed windows and gas central heating
- Boasting the remainder of the NHBC guarantee

Tenure: Freehold EPC Rating: B

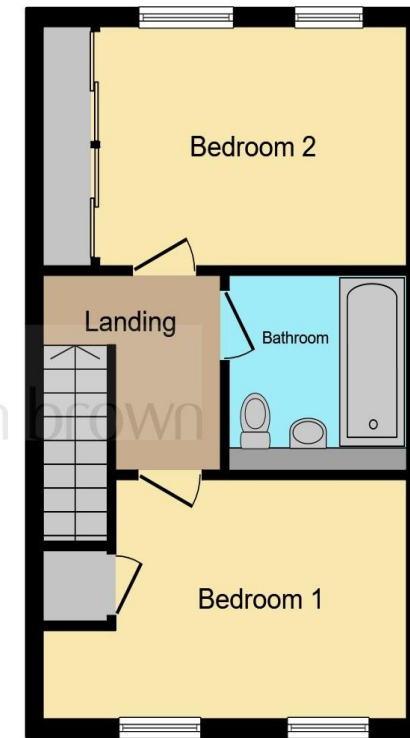
£220,000

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.



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:
SFM109915 - 0003

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