



Theatre Street, Swaffham, PE37 7HA

welcome to

Theatre Street, Swaffham

A charming detached characterful cottage, occupying a pleasant, non-estate location just a short walk from Swaffham town centre, amenities and facilities. Presented in good order throughout, offering a wonderful combination of period charm with more modern enhancements...

We are delighted to bring to the market this very well presented and well-proportioned 2 double bedroom detached period property, which is full of character features, blended with all the modern conveniences needed for contemporary living.

Briefly, the ground floor accommodation comprises an entrance hall with quarry tiles to the floor and stairs rising to the first floor landing, leading into the bay-fronted lounge with feature cast iron fireplace and wood burner. The formal dining room also boasts an original cast iron fireplace and bay window with window seat and storage and leads to the modern kitchen. This fully fitted kitchen has integrated appliances and there is a separate utility room/ground floor w.c. This is complemented on the first floor by the master bedroom with ample wardrobe storage space and cast iron fireplace, second double bedroom with built-in wardrobe and a large 4-piece luxury bathroom with a claw-foot roll-top bath and double shower enclosure.

With mellow red-brick and rendered elevations, this double bay-fronted home is set within low maintenance, manageable gardens with a single-track driveway and garage providing off-road parking. The property further boasts UPVC double glazed windows and gas fired radiator central heating throughout.

Due to the presentation, character and close proximity to the town centre, an early viewing is essential to fully appreciate all this property has to offer!

Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, quarry tiled flooring, doors opening to the dining room and lounge.

Lounge

15' 7" max into bay x 11' 8" max (4.75m max into bay x 3.56m max)

Feature Victorian style cast iron fireplace with inset multi-fuel burner and decorative hearth, radiator, television point, exposed wooden flooring, UPVC double glazed Sash style bay window to the front aspect.

Dining Room

15' 7" max into bay x 12' 2" (4.75m max into bay x 3.71m)

Feature cast iron fireplace with decorative tiled surround and pamment tiled hearth, door to under-stairs storage cupboard, radiator, exposed wooden flooring, UPVC double glazed Sash style bay window to the front aspect with bay window seat and storage under, door opening to the kitchen.

Kitchen

12' 2" x 8' 10" (3.71m x 2.69m)

A comprehensive range of wall and floor mounted fitted Shaker style kitchen units in cream finish with wood work surfaces over, inset Butler style sink unit with mixer tap over, tiled splash backs and surrounds, built-in oven and halogen hob with cooker hood over and tiled splash backs, integrated fridge-freezer, radiator, exposed timbers, exposed ceiling beam, ceramic tiled flooring, inset ceiling spotlights, UPVC double glazed Sash style window to the front aspect, part glazed hardwood external entrance door opening to the front aspect, timber latch door opening to the ground floor w.c/utility room.





Ground Floor W.C/Utility Room

12' 4" x 3' 9" (3.76m x 1.14m)

Suite comprising close coupled w.c and vanity hand wash basin with mixer tap and storage under, tiled splash backs, fitted work surfaces, wall mounted cupboard, space and plumbing for washing machine, space and plumbing for slim-line dishwasher, radiator, tiled flooring, extractor fan, two UPVC double glazed windows to the side aspect.

First Floor Landing

Radiator, carpet flooring, doors opening to both bedrooms and the family bathroom.

Bedroom 1

12' 10" x 11' 1" (3.91m x 3.38m)

Feature cast iron fireplace with decorative tiled hearth, three built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed Sash style window overlooking the front aspect.

Bedroom 2

12' 2" x 9' 5" (3.71m x 2.87m)

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

Family Bathroom

12' 10" x 9' 6" (3.91m x 2.90m)

(Split level bathroom) Four-piece suite comprising low level w.c, vanity hand wash basin with mixer tap and storage under, roll-top claw-foot free-standing enamel bath with hand-held shower attachment and separate walk-in double shower enclosure with contemporary shower panels, heated towel radiator, inset ceiling spotlights, tiled flooring, UPVC double glazed Sash style window overlooking the front aspect.



Outside

The property is approached via a driveway that provides off-road parking and access to the garage. A gate from the driveway gives access to the property and gardens. There are low maintenance gardens set to the front and side of the property, which are laid mainly to lawn with shingle and paved pathways, decked area with summerhouse, various plant and shrub beds and retaining hedging and fencing that provides a good degree of privacy.

Garage

Pitched tiled roof, up and over door, built-in storage cupboard, dual aspect UPVC double glazed Sash style windows, personal access door.

Location

Theatre Street in Swaffham is situated just a 5 minute stroll from the bustling town centre and all its amenities, including cafes, shops, doctors surgeries, local parks and more. 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 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 D. 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

Theatre Street, Swaffham

- 2 double bedroom detached characterful cottage
- Retained original character features
- Enclosed gardens, driveway and garage
- Lounge with cast iron fireplace and wood burner
- Dining room with feature cast iron fireplace
- Modern fitted kitchen and separate utility room/ground floor w.c
- UPVC double glazed windows and gas central heating
- Located a 5 minute walk from the town centre

Tenure: Freehold EPC Rating: D

£400,000

directions to this property:

From the William H Brown Swaffham office, pass Morrisons Daily along Lynn Street and at the traffic lights, turn right. At the mini roundabout, take the first exit and then take the immediate right hand turn down Cley Road. Take the next left hand turn onto Theatre Street and proceed past Theatre Street car park. The property will be found on the left 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

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk