



Holly Cottage, Theatre Street, Swaffham, PE37 7HA

welcome to

Holly Cottage Theatre Street, Swaffham

>> **CHAIN FREE!** A beautifully presented detached family home, located in a non-estate position within easy walking distance of Swaffham town centre. Offering 2 generous double bedrooms, an open-plan lounge & dining room, spacious conservatory, glorious gardens, ample off-road parking, garage & more!

We are excited to welcome to the market this beautifully presented detached house, which is situated along Theatre Street, a non-estate location within easy walking distance of Swaffham town centre, local amenities and facilities.

This spacious home is perfectly positioned for access to shops, doctors surgeries, dentists and local cafes and restaurants. Providing ample off-road parking for the occupants and guests, there is a detached garage and low maintenance, landscaped gardens to enjoy.

In brief, the well-proportioned ground floor accommodation comprises an entrance hallway with a turned staircase rising to the first floor, leading to a ground floor shower room and dining room, which has an open-plan square arch to the lounge. The lounge boasts sliding patio doors into a large 19' conservatory that overlooks one of the side gardens. There is also a dual aspect fitted kitchen, which provides access to the opposing side garden. This is complemented on the first floor by a 17' master bedroom with a versatile walk-in wardrobe/study area, second double bedroom and family bathroom.

Offered for sale with **NO ONWARD CHAIN**, an internal and external inspection of this fine home is highly recommended to fully appreciate the accommodation, location and gardens offered for sale!

Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Turned staircase rising to the first floor landing with under-stairs storage cupboard, radiator, decorative laminate flooring, doors opening to the dining room and kitchen, further door opening to:

Ground Floor Shower Room

Suite comprising low level w.c, wall mounted hand wash basin and shower cubicle with inset tiling and shower unit, part tiled walls, radiator, decorative laminate flooring, UPVC double glazed window to the side aspect.

Dining Room

12' 4" x 11' 10" (3.76m x 3.61m)

Radiator, carpet flooring, UPVC double glazed internal window to the side aspect, open-plan square arch to:

Lounge

11' 9" x 10' (3.58m x 3.05m)

Feature exposed brick wall with part quarry tiled floor, television point, carpet flooring, wall lighting, UPVC double glazed internal window to the side aspect, UPVC double glazed sliding patio doors opening to:

Conservatory

19' 5" x 7' 4" (5.92m x 2.24m)

Of UPVC double glazed construction on a brick base with wood effect flooring, UPVC double glazed French doors opening to the rear garden.

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)

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, built-in oven, fitted gas hob with concealed cooker hood over, plumbing for dishwasher, plumbing for washing machine, space for under-counter fridge, radiator, tiled flooring, dual aspect UPVC double glazed windows to the rear and side, UPVC part glazed external entrance door opening to the side aspect.





First Floor Landing

Doors opening to both bedrooms and the family bathroom.

Bedroom 1

17' 9" max x 10' 1" (5.41m max x 3.07m)
(Sloping ceiling) Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect, open-plan square arch to:

Walk-In Wardrobe/Study Area

Carpet flooring, power sockets and lighting.

Bedroom 2

12' 4" x 11' 10" (3.76m x 3.61m)
Built-in open-faced wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

Family Bathroom

9' 6" x 8' 3" (2.90m x 2.51m)
Suite comprising low level w.c, pedestal hand wash basin and panelled bath with hand-held shower attachment, part tiled walls, shower wall panels, heated towel rail, vinyl flooring, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a brick-weave driveway that provides off-road parking. There is a further off-road parking area to the front of the property, providing additional parking for approximately three vehicles and access to the detached garage. A timber gate from the brick-weave driveway gives access into the gardens, whilst a recessed porch area leads to the main entrance door.



There are low maintenance walled and fenced gardens set to both sides of the property, which are laid mainly to landscaped brick-weave patio seating areas and paved patio seating areas that are interspersed with numerous attractive flower and shrub beds. There is also a timber garden storage shed and due to the location and surrounding trees that border the boundary of the property, a good degree of privacy is enjoyed.

Detached Garage

Power and lighting connected, personnel door opening to the garden, up and over garage 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 C.

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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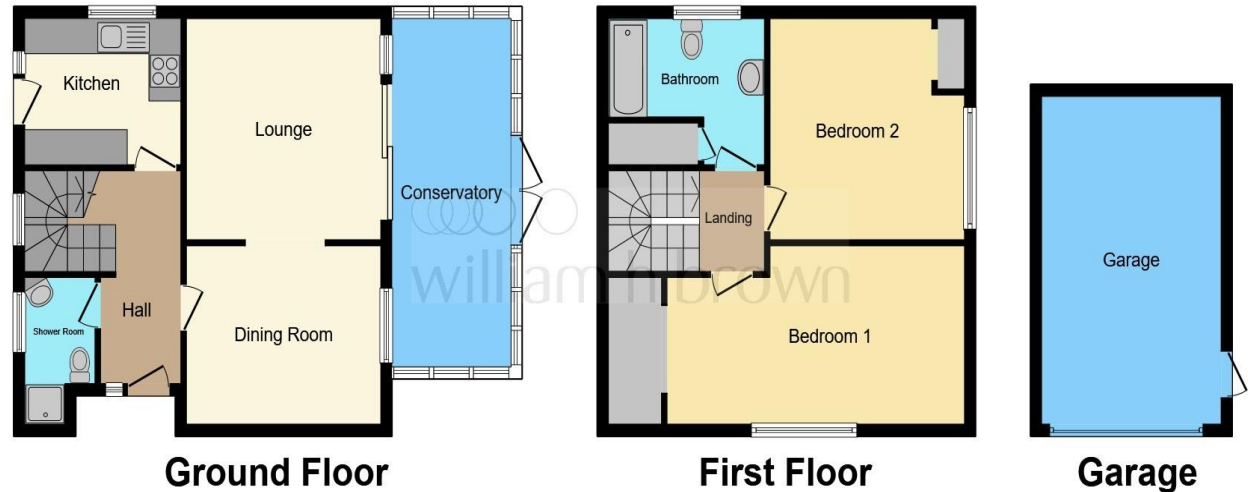
- Well presented 2 double bedroom detached house
- Enclosed low maintenance gardens, off-road parking and detached garage
- Open-plan lounge and dining room
- Large 19' conservatory
- Ground floor shower room and first floor bathroom
- Master bedroom with walk-in wardrobe/study area
- Gas central heating and UPVC double glazed windows
- Located a 5 minute walk from Swaffham town centre

Tenure: Freehold EPC Rating: D

£325,000

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 the property will be found along 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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Property Ref:
SFM109275 - 0003

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