



Shepherds Fold, Swaffham, PE37 7TR

welcome to

Shepherds Fold, Swaffham

A very well presented 4 bedroom detached home, located on the edge of this well-regarded development. Boasting far-reaching countryside views to the rear elevation, this fabulous family home offers a lounge with wood burner, en suite shower room, modern kitchen and matching utility, garage and more!

We are extremely pleased to offer for sale well-proportioned 4 bedroom detached family home, situated within this ever-popular edge of town development, which is perfectly positioned for access to local schools, Swaffham town centre, amenities and facilities.

In brief, the well presented ground floor accommodation comprises an entrance hall with stairs rising to the first floor landing and leading into a generous lounge with wood burner and box-bay window. The lounge leads into a separate formal dining room with French doors to the rear garden, which further leads through to the modern fitted kitchen and separate matching utility room. There is also a handy ground floor w.c. This is complemented on the first floor by a large master bedroom with built-in double wardrobes and an en suite shower room, two further great sized bedrooms with built-in wardrobes, bedroom 4, which could be utilised as a bedroom or home office, and a family bathroom. Coupled with this accommodation, this lovely family home boasts gas fired radiator central heating and UPVC double glazed windows throughout. Outside, the property benefits from off-road parking, a garage, well-manicured gardens and picturesque countryside views to the rear!

A full internal inspection is essential to fully appreciate the size, presentation and location offered for sale!

Accommodation;

Recessed open entrance porch with part glazed composite external entrance door with UPVC double glazed side panel opening to:

Entrance Hall

Radiator, carpet flooring, staircase rising to the first floor landing, door opening to:

Lounge

13' 9" x 13' 1" into bay (4.19m x 3.99m into bay)
Feature open fireplace with inset wood burner, hearth and floating timber mantelpiece over, radiator, television point, carpet flooring, UPVC double glazed box-bay window to the front aspect, door opening to:

Dining Room

9' 8" x 8' 11" (2.95m x 2.72m)
Radiator, carpet flooring, UPVC double glazed French doors opening to the rear garden, door opening to:

Kitchen

9' 8" x 9' 5" (2.95m x 2.87m)
A comprehensive range of wall and floor mounted fitted Shaker style kitchen units with wood effect work surfaces and upstands over, inset double bowl sink and drainer with mixer tap, instant boiling water tap, built-in eye-level double oven, fitted hob with concealed cooker hood over and glass splash back, plumbing for dishwasher, integrated fridge-freezer, door to large walk-in under-stairs storage cupboard, radiator, wood effect flooring, UPVC double glazed window to the rear aspect, door opening to:

Utility Room

6' 2" x 5' 5" (1.88m x 1.65m)
A matching range of wall and floor mounted fitted Shaker style kitchen units with wood effect work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, concealed wall mounted gas fired central heating boiler, radiator, wood effect flooring, UPVC double glazed window to the side aspect, UPVC part glazed external entrance door opening to the rear garden, door opening to:





Ground Floor W.C

Suite comprising close coupled w.c and wall mounted hand wash basin with tiled splash backs, radiator, wood effect flooring, UPVC double glazed window to the side aspect.

First Floor Landing

Airing cupboard (housing the hot water cylinder), carpet flooring, loft access, doors opening to all bedrooms and the family bathroom.

Master Bedroom

12' 8" x 9' 10" into recess (3.86m x 3.00m into recess) Built-in storage wardrobes with sliding mirrored doors, radiator, carpet flooring, wall lighting, two UPVC double glazed windows overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, pedestal hand wash basin and shower cubicle with inset tiling and shower unit, shaver point, part tiled walls, heated towel rail, vinyl flooring, UPVC double glazed window overlooking the side aspect.

Bedroom 2

9' 4" x 9' (2.84m x 2.74m) Built-in storage wardrobes with sliding mirrored doors, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

Built-in storage wardrobes with sliding mirrored doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 4

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

Family Bathroom

Suite comprising vanity unit with back to wall w.c, inset hand wash basin and storage under, and panelled bath with shower screen and shower over, fully ceramic tiled walls, heated towel rail, tiled flooring, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a block-paved driveway, which provides off-road parking and access to the garage. There is a further hard-standing area to the side of this driveway, providing additional off-road parking space. There is also well-tended lawned areas with block-paved pathways leading to the main entrance door and side access gate that leads to the rear garden.

The enclosed rear garden is laid mainly to lawn with a large Indian Sandstone paved patio seating area with a retractable awning over the French doors, coupled with well-stocked border areas with an array of plants and shrub beds, raised brick-built beds, further paved patio seating area and a useful garden storage shed. The property also backs onto open countryside, providing fine views for the occupants.

Garage

Up and over door to the front aspect, power and lighting connected.

Location

Swoffham 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. Swoffham 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 on the outskirts, a popular golf club. Swoffham 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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welcome to

Shepherds Fold, Swaffham

- Spacious 4 bedroom detached house
- Beautifully presented, enclosed rear garden with stunning countryside views
- Garage and off-road parking
- Contemporary kitchen and matching utility room
- Lounge with wood burner and formal dining room with French doors to the garden
- En suite, family bathroom and ground floor w.c
- UPVC double glazed windows and gas central heating
- Popular location, close to local schools & town centre

Tenure: Freehold EPC Rating: D

£350,000

directions to this property:

From the William H Brown Swaffham office, pass Morrisons Daily and at the traffic lights, turn right and continue to the mini roundabout. Take the first exit onto London Street and proceed to the next mini roundabout. Continue straight over and proceed south out of town along London Street. Take the left hand turn onto Watton Road and continue along, taking the left hand turn onto Heathlands. Take the first right hand turn onto Shepherds Fold and proceed towards the bottom of the road, where the property will be found on the left hand side.



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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