



Kendle Road, Swaffham, PE37 8GU

welcome to

Kendle Road, Swaffham

A well presented 2 double bedroom semi-detached house, located within this popular edge of town development. Offering modern accommodation with an open-plan lounge/diner/kitchen with integrated appliances and bi-fold doors, ground floor w.c, enclosed rear garden, off-road parking and more!



Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, tiled flooring, door opening to the open-plan kitchen/living room, further door opening to:

Ground Floor W.C

Suite comprising back to wall w.c and wall mounted hand wash basin, part tiled walls, radiator, tiled flooring, UPVC double glazed obscure glass window to the front aspect.

Open-Plan Kitchen/ Living Room

18' 9" x 14' 4" narrowing to 10' 1" min (5.71m x 4.37m narrowing to 3.07m min)

Kitchen Area

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

Lounge Area

Under-stairs storage cupboard, radiator, tiled flooring, television point, telephone point, 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

12' 2" + wardrobe x 8' 3" (3.71m + wardrobe x 2.51m)
Fitted storage wardrobe, radiator, television point, carpet flooring, two UPVC double glazed windows overlooking the rear aspect.

Bedroom 2

14' 6" max narrowing to 10' 8" x 8' 8" max (4.42m max narrowing to 3.25m x 2.64m)
Built-in storage cupboard (housing the gas fired central heating boiler), radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

Family Bathroom

Suite comprising back to wall w.c, vanity hand wash basin with storage under and wood panelled bath with glazed shower screen and rainfall style shower over, part tiled walls, shaver point, heated towel rail, tiled flooring, inset ceiling spotlights, extractor fan.

Outside

To the front of the property, a driveway provides off-road parking for two vehicles and a pathway leads to the main entrance door.

The pathway continues past the side of the house with a timber gate giving access into the rear garden. The fully enclosed rear garden is laid mainly to lawn with a paved patio area, timber decked seating areas, external security lighting and a timber garden storage shed.

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 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, 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.

directions to this property:

From the William H Brown Swaffham office, proceed along L 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. Take the right hand turn onto Kendle Road and proceed along, where the property will be found on the left hand side, identified by our William Brown "For Sale" board.



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Kendle Road, Swaffham

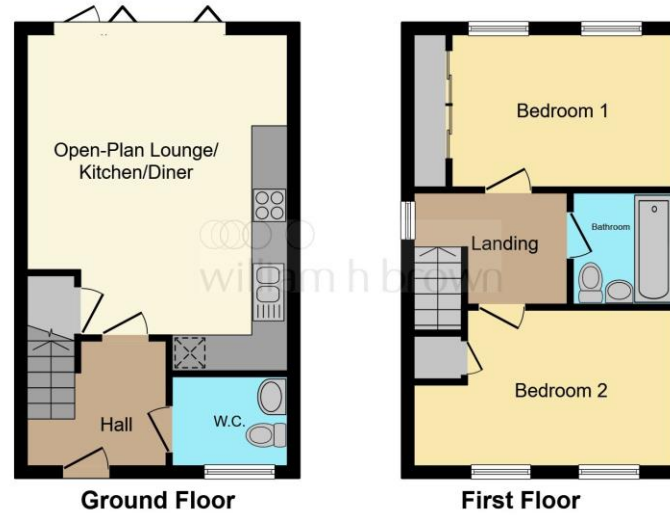
- Contemporary 2 double bedroom semi-detached house
- Enclosed rear garden and off-road parking for two vehicles
- Open-plan lounge/diner/kitchen with bi-fold doors
- Modern fitted kitchen with integrated appliances
- Family bathroom and ground floor w.c

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£200.000



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.focalagent.com



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Property Ref:
SFM109969 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk