





welcome to

Ash Close, Swaffham

>> UNIQUE CHARACTER COTTAGE HIDDEN IN A CONSERVATION AREA! A charming 3 bedroom three-storey linked-detached cottage, boasting spacious, characterful accommodation, located within two enclosed courtyards with two outbuildings and off-road parking!

>> VERY MOTIVATED VENDOR!













Situated in one of the oldest parts of the town in a conservation area, this unique property will amaze and delight you. Offering character in abundance, this spacious, light-filled home has been recently redecorated and improved throughout, offering a 'move straight in' feel.

Accommodation:

Approaching this large characterful cottage from the courtyard, a brand new part double glazed composite external entrance door opens into the entrance hall.

Entrance Hall

Boasting a turned staircase rising to the first floor landing with a large under-stairs storage cupboard, radiator and pamment tiled flooring. From here, a door leads into the well-proportioned lounge.

Lounge

19' 3" x 12' 8" (5.87m x 3.86m)

A bright and airy space featuring an open brick fireplace with inset wood burning stove, decorative surround and hearth, two built-in storage cupboards, radiators, television point, exposed wooden flooring, exposed ceiling beams, fitted timber shelving, inset ceiling spotlights and a large multi-pane double glazed Sash style window to the front aspect. A door opens to the kitchen/dining room.

Kitchen/Dining Room

21' 1" \times 9' 10" max narrowing to 7' 6" (6.43m \times 3.00m max narrowing to 2.29m)

This large, modern kitchen offers a range of wall and floor mounted kitchen units with solid wood work surfaces, rubbed over with Danish oil on a regular Baid, inset enamel Butler style sink with mixer tap, tiled splash backs and surrounds and a brand new Range style oven is included with three ovens, 5-ring gas hob, induction hob and stainless steel extractor hood over. Dishwasher (included), space for fridge-freezer, space for dining table, slate tiled flooring, inset ceiling spotlights, multi-pane double glazed Sash style window to the side aspect and double glazed French style doors open to the courtyard garden. A door leads into the utility room.

Utility Room/Pantry

This handy room offers space and plumbing for washing machine, wall mounted gas fired central heating boiler, slate tiled flooring and fitted timber shelving. A door gives access to the ground floor w.c.

Ground Floor W.C

Suite comprising low level w.c and wall mounted hand wash basin with slate tiled flooring and a double glazed multi-pane Sash style window to the side aspect.

First Floor Landing/Study Area

This spacious landing area is also used as a cosy reading nook, boasting a staircase rising to the second floor landing with a radiator and carpet flooring. From here, a second landing area with doors give access into bedroom 1 and the family bathroom.

Bedroom 1

12' 7" x 11' 9" + recess (3.84m x 3.58m + recess) A large dual aspect double bedroom with a feature Victorian style cast iron fireplace, built-in open-faced storage area with shelving and hanging, radiator, television point, exposed wooden flooring and dual aspect multi-pane double glazed Sash style windows overlooking the front and side.

Family Bathroom

Suite comprising low level w.c, hand wash basin and free-standing roll-top claw-foot bath with hand-held shower attachment, tiled splash backs and surrounds, heated towel rail, slate tiled flooring and a double glazed multi-pane Sash style window overlooking the front aspect.

Second Floor Landing/Office

At the very top of this stunning property is a further well-proportioned landing area, which could lend itself well as a roomy home office/study area, with loft access, exposed wooden flooring and a double glazed Velux style window. From here, doors lead into the remaining bedrooms.

Bedroom 2

12' 5" min x 11' 9" + recess (3.78m min x 3.58m + recess) (Sloping ceilings) Another large dual aspect double bedroom with a radiator, exposed wooden flooring, multi-pane double glazed Sash style window overlooking the side aspect and multi-pane double glazed Dormer window overlooking the front aspect.

Bedroom 3

11' 1" x 6' 7" (3.38m x 2.01m)

(Sloping ceilings) A smaller bedroom with a radiator, exposed wooden flooring and a multi-pane double glazed Dormer window overlooking the front aspect.

Outside

Directly in front of the cottage, there is an enclosed and gated courtyard garden with an access gate opening onto Ash Close. In front of the gate, there is off-road parking space for one vehicle. The courtyard garden is laid mainly to paving, interspersed with dozens of species of beautiful plants, accessed through a pergola of jasmine and roses. A walkway with brick and flint walls leads to a more formal brick-paved courtyard, which gives access to the tack room outbuildings.

Outbuildings (Tack Room)

The cottage also comes with a second property within the grounds, which could lend itself well for a multitude of uses, subject to any necessary planning permissions or consents, with the accommodation comprising;

Saddle Room

Original wood wall panelling, original open cast iron fireplace and saddle holders. A door opens into a second storage room.

Storage Room

Mostly wood-lined with lighting and a pull-down ladder for additional storage.

Offered for sale **CHAIN FREE**, internal viewing is absolutely essential!





welcome to

Ash Close, Swaffham

- NO ONWARD CHAIN! MOTIVATED VENDOR!
- Individual 3 bedroom three-storey characterful cottage
- Non-estate location, in the heart of Swaffham town centre
- Cottage style gardens with outbuildings and parking
- Original character features including fireplaces & timbers
- Beautiful lounge with wood burner and open-plan kitchen/dining room
- Utility room/pantry and ground floor w.c
- Gas central heating and double glazed windows

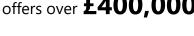
Tenure: Freehold EPC Rating: E

offers over **£400,000**















directions to this property:

Take Ash Close to the left hand side of our William H Brown Swaffham office and continue towards Spinners Lane. The property will be found along on the right hand side, identified by our William H Brown "For Sale" board.

view this property online williamhbrown.co.uk/Property/SFM109964



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