



**Ash Close, Swaffham, PE37 7NH**

**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 re-decorated 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" x 9' 10" max narrowing to 7' 6" ( 6.43m x 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!



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## 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**



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Property Ref:  
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### 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.

  
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