



Kendle Road, Swaffham, PE37 8GU

welcome to

Kendle Road, Swaffham

A very well presented 3 bedroom semi-detached family home, located within this edge of town development, within easy reach of town centre amenities. Boasting a modern fitted kitchen, en suite and separate bathroom, lounge with French doors opening to an enclosed rear garden, driveway, garage & more!

We are extremely pleased to offer for sale this beautifully presented 3 bedroom semi-detached house, situated within the well-regarded, maturing Redlands Park development to the South of Swaffham, within easy reach of local schools, town centre amenities and facilities. Swaffham is an historic, family-friendly market town, ideally positioned between the bustling town of King's Lynn and City of Norwich, offering easy vehicular access onto the A47 and A1065.

Briefly, the ground floor accommodation of this contemporary home comprises an entrance hall with stairs rising to the first floor landing, handy ground floor w.c, modern fully fitted kitchen/dining room and a lounge with French doors opening to the rear garden. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further good sized bedrooms and a modern family bathroom.

Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there is an enclosed rear garden, together with a driveway and garage, which are located to the rear of the property.

A full and early internal inspection is highly recommended to fully appreciate the accommodation offered for sale!

Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, fitted coir entrance mat, radiator, tiled flooring, doors opening to the kitchen and lounge/dining room, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, tiled flooring, inset ceiling spotlights, extractor fan.

Kitchen / Dining Room

11' 9" x 10' 3" (3.58m x 3.12m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, built-in oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge-freezer, space for under-counter appliance, concealed gas fired central heating boiler, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

Lounge

15' 5" x 12' (4.70m x 3.66m)

Two radiators, television point, carpet flooring, UPVC double glazed French point doors opening to the rear garden, UPVC double glazed full-height side panels.





First Floor Landing

Radiator, carpet flooring, doors opening to all bedrooms and the family bathroom.

Master Bedroom

11' 2" max narrowing to 9' 3" min x 9' 3" (3.40m max narrowing to 2.82m min x 2.82m)
Built-in storage wardrobe, radiator, television point, telephone point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and shower cubicle with inset tiling and shower unit, tiled splash backs and surrounds, heated towel rail, tiled flooring, extractor fan, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 9" x 8' 7" (3.28m x 2.62m)
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

12' 1" max narrowing to 10' 9" x 6' 7" (3.68m max narrowing to 3.28m x 2.01m)
Radiator, wood effect flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower screen and shower attachment over, tiled splash backs and surrounds, radiator, tiled flooring.



Outside

To the front of the property, there is a lawned garden area with an ornamental tree and a pathway leading to the main entrance door.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area, paved pathway, shingle border and gated access leads to the driveway, which provides off-road parking and access to the single garage.

Garage

Up and over door.

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 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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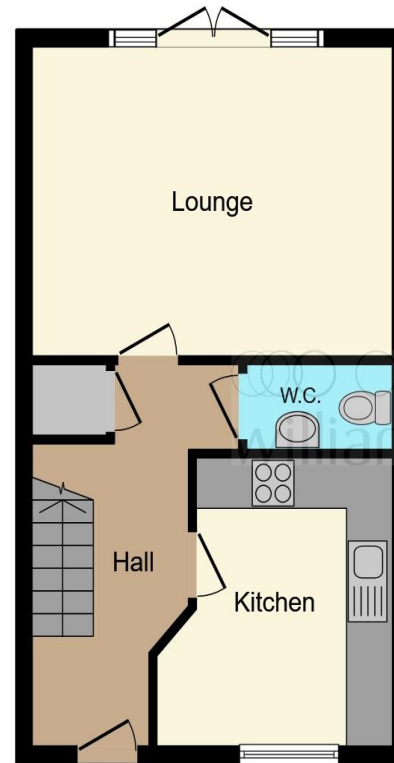
- Modern 3 bedroom semi-detached house
- Driveway parking and single garage
- Enclosed rear garden
- Contemporary fitted kitchen/dining room
- Lounge with French doors opening to the rear garden
- En suite shower room and separate family bathroom
- UPVC double glazed windows and gas central heating
- Popular edge of town development

Tenure: Freehold EPC Rating: B

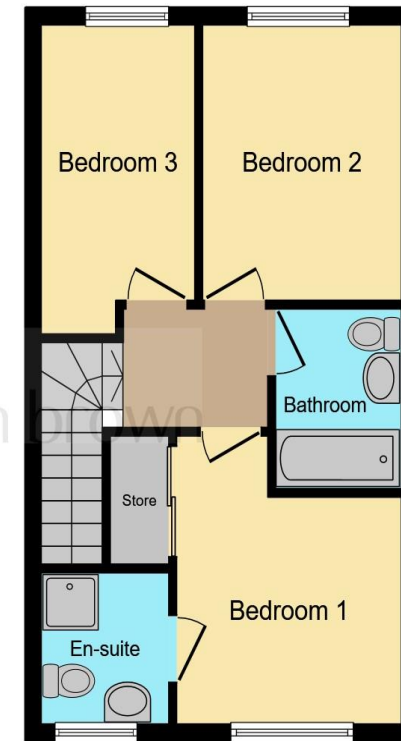
£240,000

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn 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 H Brown "For Sale" board.



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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Property Ref:
SFM109696 - 0003

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