



Corfe, Pedlars Meadow, Norwich Road, PE37 8DD

welcome to

Corfe, Pedlars Meadow, Norwich Road

>> NO ONWARD CHAIN! A brand new 5 bedroom detached family home, offered with a 10-year insurance-backed warranty and located within the popular Pedlars Meadow development. Boasting modern living with a large open-plan kitchen/breakfast room, 2 reception rooms, utility room, en suite and more.



Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, doors opening to the lounge, kitchen/breakfast room and 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, extractor fan.

Lounge

16' 2" x 10' 6" (4.93m x 3.20m)

Radiator, television and media points, UPVC double glazed window to the front aspect.

Dining Room

10' x 8' 4" (3.05m x 2.54m)

Radiator, UPVC double glazed window to the front aspect.

Kitchen / Breakfast Room

26' 7" max x 10' 4" max (8.10m max x 3.15m max)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in oven and gas hob with extractor hood over, radiator, two UPVC double glazed windows to the rear aspect, UPVC double glazed French doors opening to the rear garden, door opening to:

Utility Room

A range of floor mounted fitted kitchen units with work surfaces over, space for washing machine, external entrance door opening to the side aspect.

First Floor Landing

Built-in storage cupboard, loft access, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Irregular Shaped Room 14' 3" max x 13' 11" max (4.34m max x 4.24m)

Radiator, 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 glazed shower enclosure with inset tiling and shower unit, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

Bedroom 2

14' 4" max x 8' 6" max (4.37m max x 2.59m max)

Radiator, UPVC double glazed window overlooking the front aspect.

Bedroom 3

10' 2" max x 8' 10" max (3.10m max x 2.69m max)

Radiator, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

10' x 8' 9" (3.05m x 2.67m)

Radiator, UPVC double glazed window overlooking the rear aspect.

Bedroom 5

8' 9" x 7' 2" (2.67m x 2.18m)

Radiator, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath, radiator, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

This property benefits from tandem off-road parking for two vehicles and a detached garage. There is also a generous, enclosed rear garden.

Agents Note

There will be site management charge for the upkeep of the communal garden areas within this development once the site has been completed. Further details of this can be obtained from your conveyancer at the time of purchase.

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 is also only about an hours' drive 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 on the outskirts, a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre as the road merges onto Norwich Road. Take the left hand turn onto the Pedlars Meadow development and continue along. The driveway for the property will be found further along on the right hand side and the property will be identified by our William H Brown "For Sale" board.



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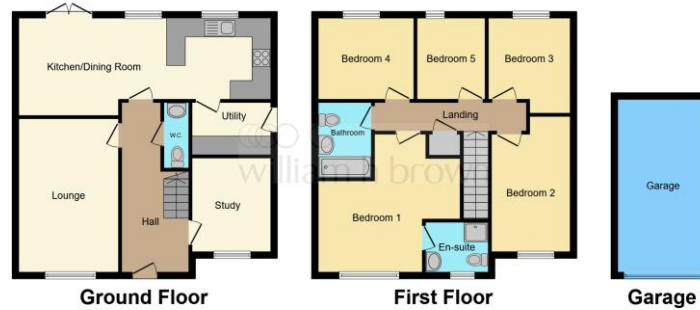


welcome to

Corfe, Pedlars Meadow, Norwich Road

- Brand new 5 bedroom detached house
- Within easy reach of Swaffham town centre, amenities and the A47
- Enclosed rear garden, off-road parking and garage
- Modern kitchen/breakfast room with French doors to the garden
- 2 reception rooms
- Master bedroom with en suite shower room and dressing room

Tenure: Freehold EPC Rating: B



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

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110024 - 0003

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