



**Chedworth Corner, Pedlars Meadow, Norwich Road  
Swaffham, PE37 8DD**

**welcome to**

**Chedworth Corner, Pedlars Meadow, Norwich Road**

>> NO ONWARD CHAIN! A brand new 3/4 bedroom detached family home, offered with a 10-year insurance-backed warranty and located within the popular Pedlars Meadow development. Boasting modern living with an open-plan kitchen/family room, 2 reception rooms, utility room, en suite, garage 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/family room and the dining room.

### **Lounge**

13' 3" x 10' 9" ( 4.04m x 3.28m )

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

### **Dining Room**

10' 9" x 9' 10" ( 3.28m x 3.00m )

Radiator, dual aspect UPVC double glazed windows to the front and side.

### **Kitchen / Family Room**

20' 3" x 9' 6" ( 6.17m x 2.90m )

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, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden, door opening to the utility room.

### **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, door opening to the ground floor w.c.

### **Ground Floor W.C**

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

### **First Floor Landing**

Built-in storage cupboard, loft access, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

### **Bedroom 1**

12' 3" x 11' 5" ( 3.73m x 3.48m )

Radiator, UPVC double glazed window overlooking the rear aspect, door opening to the en suite shower room.

### **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 rear aspect.

### **Bedroom 2**

12' 3" max x 11' 6" max ( 3.73m max x 3.51m max )

Radiator, UPVC double glazed window overlooking the front aspect.

### **Bedroom 3**

9' 11" x 9' ( 3.02m x 2.74m )

Radiator, dual aspect UPVC double glazed windows overlooking the front and side.

### **Bedroom 4 / Study**

8' 3" x 7' 9" ( 2.51m x 2.36m )

Radiator, UPVC double glazed window overlooking the front aspect.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath, radiator, UPVC double glazed obscure glass window overlooking the rear 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 (Lancaster Road) and follow the road towards the rear of the development. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

## Chedworth Corner, Pedlars Meadow,

- Brand new 3/4 bedroom detached house
- Within easy reach of Swaffham town centre, amenities and the A47
- Enclosed rear garden, off-road parking and garage
- Open-plan kitchen/family room with French doors to the garden
- 2 reception rooms
- En suite shower room, family bathroom and ground floor w.c

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

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110025 - 0002

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