



Chedworth, Pedlars Meadow, Norwich Road, PE37 8DD

welcome to

Chedworth, Pedlar, 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, UPVC double glazed window to the front aspect.

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" max x 9' (3.02m max 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 an 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. The property will be found along on the right hand side, identify by our William H Brown "For Sale" board.



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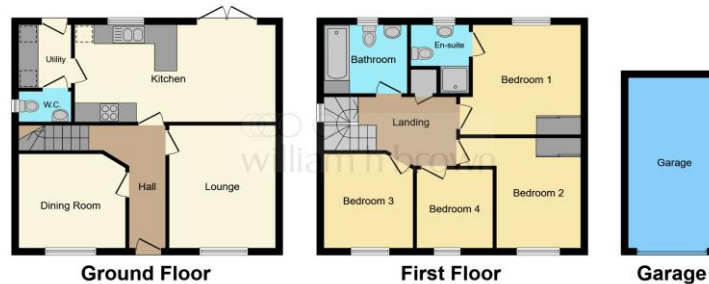


welcome to

Chedworth, Pedlars Meadow, Norwich Road

- 5% DEPOSIT CONTRIBUTION
- 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
- 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

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110028 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01760 721655



Swaffham@williambrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williambrown.co.uk