



**Clover Road, Swaffham, PE37 8FJ**

**welcome to**

## **Clover Road, Swaffham**

A beautifully presented, energy efficient 3 bedroom home, offering contemporary living within this family-friendly market town. Boasting a modern fully fitted kitchen with integrated appliances, open-plan lounge/dining room with French doors to the garden, en suite, off-road parking and much more!

We are delighted to welcome to the market this extremely well presented 3 bedroom semi-detached family home, built by the highly-respected local builder, Abel Homes in just 2018. Situated within the sought-after Swan's Nest development in the historic market town of Swaffham, this stunning home is located within close proximity to local schools, the town centre and amenities. Boasting 'A' rated energy efficiency with UPVC triple glazed windows and solar PV, this home also comes with the remainder of the NHBC guarantee!

In brief, the ground floor accommodation comprises an entrance hall with storage space and access to the ground floor w.c, also leading into the contemporary fitted kitchen with integrated appliances and dual aspect open-plan lounge/dining room with French doors opening to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower room, two further great sized bedrooms and the contemporary family bathroom.

Coupled with this accommodation, the current owners have part converted the garage to now offer a well-proportioned hobby room and separate storage space. In addition to this, there is an enclosed rear garden to enjoy with off-road parking.

Internal viewing is highly recommended to fully appreciate this property and all it has to offer!

### **Accommodation:**

Part glazed composite external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, built-in storage cupboard, radiator, tiled flooring, opening to the lounge/dining room and kitchen, further door opening to:

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

Suite comprising close coupled w.c and wall mounted hand wash basin, tiled splash backs and surrounds, radiator, tiled flooring, extractor fan, UPVC triple glazed window to the front aspect.

### **Kitchen**

11' 8" x 8' 9" narrowing to 7' ( 3.56m x 2.67m narrowing to 2.13m )

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over and "soft close" doors, inset composite 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in Bosch oven and hob with concealed extractor hood over, integrated fridge-freezer, integrated dishwasher, integrated washing machine, concealed gas fired central heating boiler, radiator, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, opening to:

### **Open-Plan Lounge / Dining Room**

17' 4" x 15' 3" ( 5.28m x 4.65m )

Door to under-stairs storage cupboard, vertical radiator, television point, telephone point, Internet connection point, Herringbone effect flooring, inset ceiling spotlights, dual aspect full height UPVC triple glazed windows to the rear and side, UPVC double glazed French doors opening to the rear garden.

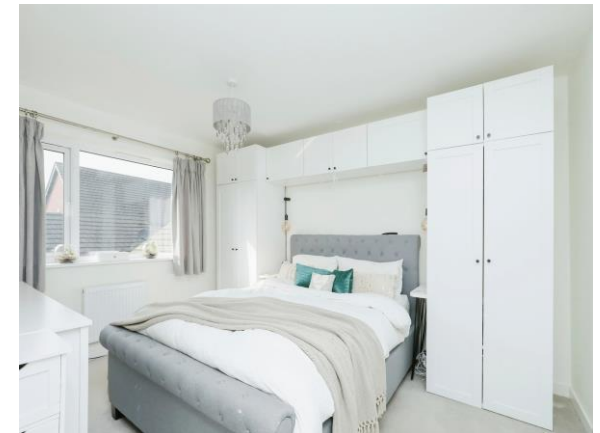
### **First Floor Landing**

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

### **Master Bedroom**

13' 1" x 10' 1" ( 3.99m x 3.07m )

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the rear aspect, door opening to:





### **En Suite Shower Room**

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and walk-in shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC triple glazed window overlooking the side aspect.

### **Bedroom 2**

10' 2" max narrowing to 9' 3" min x 9' 11" ( 3.10m max narrowing to 2.82m min x 3.02m )  
Radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

### **Bedroom 3**

10' 11" max narrowing to 9' 6" x 7' ( 3.33m max narrowing to 2.90m x 2.13m )  
Radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

### **Family Bathroom**

7' x 6' 2" ( 2.13m x 1.88m )  
Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and panelled bath with shower screen and shower attachment over, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC triple glazed window overlooking the front aspect.

### **Outside**

To the front of the property, there is a well-stocked, low maintenance landscaped garden with a pathway leading to the main entrance door. A side driveway provides off-road parking and access to the partially converted garage, which now offers a fully fitted kitchen and storage space.

A timber side gate gives access into the fully enclosed rear garden, which is laid mainly to lawn with a paved patio seating area and pathway, outside tap, exterior security lighting and retaining fencing.

### **Former Garage**

As previously mentioned, the former garage has been partially converted and offers a storage area to the front and a well-proportioned hobby room to the rear.

### **Former Garage/Storage Room**

Garage door to the front aspect, personnel door opening to the side aspect.

### **Former Garage/Hobby Room**

Power connected, plumbing installed, inset ceiling spotlights, UPVC double glazed external entrance door opening to the rear garden.

The fitted furniture and units within this room will be removed with the owners making good prior to completion.

### **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 on the outskirts, 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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## Clover Road, Swaffham

- Stunning 3 bedroom semi-detached house
- 'A' rated energy efficiency with triple glazed windows and solar PV
- Off-road parking and enclosed rear garden
- Open-plan lounge/dining room with French doors to the rear garden
- Contemporary fitted kitchen with integrated appliances
- En suite, ground floor w.c and family bathroom
- Part-converted garage, offering storage and hobby room
- Remainder of NHBC guarantee (approx 4 years)

Tenure: Freehold EPC Rating: A

# £270,000

### 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 continue along as the road merges onto Brandon Road. After the right hand turn for Filby Road, take the next left hand turn onto Otter Road. Proceed towards the end of the road and take the right hand turn onto Clover Road. The property will be found along on the right hand side, identified by our William H Brown "For Sale" board.

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