



Whitsands Road, Swaffham, PE37 7BY

welcome to

Whitsands Road, Swaffham

>> **CHAIN FREE!** A very well-proportioned 4 double bedroom detached home, occupying a pleasant, non-estate location, a stone's throw from Swaffham town centre and amenities. Offering ample accommodation inside, together with generous outside space, this family home must be viewed!

We are delighted to welcome to the market this 4 bedroom detached house, situated within this non-estate position, just a short stroll from Swaffham town centre, amenities and facilities.

Set within generous gardens, this well-proportioned property boasts ample off-road parking several vehicles and a single garage. In brief, the ground floor accommodation comprises a spacious entrance hall, formal dining room, kitchen/breakfast room, handy utility room, spacious 22' lounge and conservatory. This is complemented by a landing area, four great sized bedrooms, all with built-in storage space, and a 4-piece family bathroom. Coupled with this accommodation, this property boasts UPVC double glazed windows and is heated via a gas fired radiator central heating system.

Offered with **NO ONWARD CHAIN**, a full and early internal inspection is essential to fully appreciate the accommodation and location offered for sale!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Of UPVC construction with double glazed windows, UPVC part glazed door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, carpet flooring, doors opening to the lounge, kitchen and dining room, further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c and vanity hand wash basin with storage under, part tiled walls, radiator, UPVC double glazed window to the front aspect.

Lounge

22' 9" x 11' 11" max narrowing to 8' 11" (6.93m x 3.63m max narrowing to 2.72m)
Feature fireplace with decorative surround and hearth, two radiators, television point, wall lighting, carpet flooring, dual aspect with UPVC double glazed window to the front and UPVC double glazed sliding patio style doors opening to the rear garden.

Dining Room

12' 8" x 9' 10" (3.86m x 3.00m)
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen/Breakfast Room

16' 6" x 9' 6" (5.03m x 2.90m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob, space for under-counter appliance, radiator, UPVC double glazed window to the rear aspect, UPVC part glazed door opening to the conservatory, doorway opening to:

Utility Room

8' 5" x 6' 9" (2.57m x 2.06m)
Fitted base units with inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, wall mounted gas fired central heating boiler, UPVC double glazed window to the rear aspect.





Conservatory

15' 1" x 8' (4.60m x 2.44m)

Of UPVC construction with double glazed windows, radiator, lighting, power sockets, UPVC part glazed external entrance door opening to the rear garden.

First Floor Landing

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

Bedroom 1

15' max x 9' 11" max (4.57m max x 3.02m max)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

12' 6" x 10' 4" (3.81m x 3.15m)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

12' 9" x 9' 9" (3.89m x 2.97m)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 4

9' 10" x 9' 8" (3.00m x 2.95m)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising close coupled w.c, hand wash basin, panelled bath with shower attachment and separate shower cubicle, shaver point, fully tiled walls, radiator, UPVC double glazed window overlooking the front aspect.



Outside

This spacious home is approached via a sweeping driveway, which provides off-road parking, turning space and access to the integral garage. There is a lawned front garden with a mature hedge front boundary, offering a degree of privacy.

The generous and mature rear garden is laid mainly to lawn with a paved patio seating area, various mature plant and shrub bed borders, timber garden storage shed and retaining fencing.

Garage

14' 9" x 7' 10" (4.50m x 2.39m)

Up and over door opening to the front aspect.

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 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 E.

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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welcome to

Whitsands Road, Swaffham

- **NO ONWARD CHAIN!**
- Well-proportioned 4 double bedroom detached house
- Generous plot with gardens, ample parking & garage
- Lounge, formal dining room and conservatory
- Kitchen/breakfast room and utility room
- Family bathroom and ground floor w.c
- Gas fired central heating
- Non-estate location, within easy walking of Swaffham town centre

Tenure: Freehold EPC Rating: D

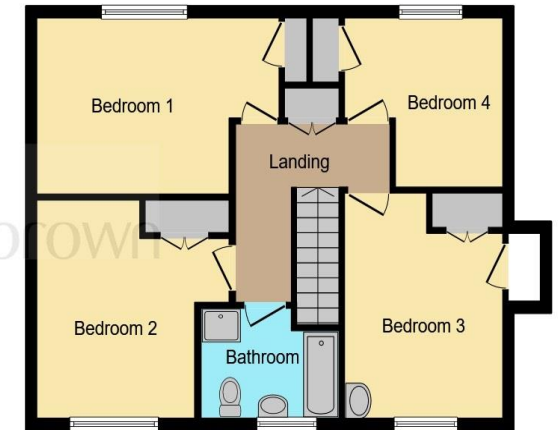
£325,000

directions to this property:

From the William H Brown Swaffham office; leave the branch via Lynn Street in the direction of King's Lynn. After the road merges onto Lynn Road, take the first left hand turn onto Whitsands Road. The property will be found further along 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:
SFM109996 - 0005

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