



St. Guthlac Close, Swaffham, PE37 7JA

welcome to

St. Guthlac Close, Swaffham

An extended and well presented 3 bedroom semi-detached house, located on the edge of town, yet within easy reach of local amenities. Offering a larger than average corner plot, ample off-road parking, gardens, 23' lounge, kitchen/breakfast room, utility room, cloakroom, conservatory and more!

We are extremely pleased to bring to the market this 3 bedroom semi-detached family home, situated within this well-regarded, which is in easy reach of Swaffham town centre and within walking distance of local amenities and supermarkets including Waitrose and Tesco.

This well-proportioned property has been the subject of extensions to the side and rear aspects to enhance the overall living accommodation, including the addition of a utility room and ground floor w.c. Briefly, the spacious accommodation now comprises an entrance hall with stairs rising to the first floor landing and ample storage space, leading into a large open-plan lounge/dining room, which boasts patio doors into a spacious conservatory. A fitted kitchen/breakfast room boasts an open-plan arch to the useful utility room and cloakroom w.c. This accommodation is complemented on the first floor by three good sized bedrooms, all with built-in storage space, and a 4-piece family bathroom.

Set within larger than average corner plot gardens that extend to the rear and side, the property also has a large driveway, which provides off-road parking for several vehicles. Coupled with this, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout.

A full internal inspection is highly recommended to fully appreciate the accommodation offered for sale!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, built-in storage cupboard, radiator, wood effect flooring, door opening to the utility room, further door opening to:

Lounge / Dining Room

23' 9" x 11' 3" max narrowing to 8' 6" (7.24m x 3.43m max narrowing to 2.59m)
Two radiators, television point, wood effect flooring, UPVC double glazed bay window to the front aspect, UPVC double glazed sliding patio style doors opening to:

Conservatory

16' 1" x 9' 8" (4.90m x 2.95m)
Of UPVC and double glazed construction with mono-pitched polycarbonate roof, radiator, power sockets, wall lighting, UPVC double glazed French doors opening to the rear garden.

Kitchen / Breakfast Room

12' 1" x 12' 1" (3.68m x 3.68m)
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, space for oven with concealed cooker hood over, plumbing for dishwasher, space for fridge-freezer, wood effect flooring, UPVC double glazed window to the side aspect, arch opening to:

Utility Room

Floor mounted fitted base unit with work surfaces over, plumbing for washing machine, space for tumble dryer, built-in storage cupboard, wood effect flooring, UPVC double glazed internal window to the rear aspect, door opening to:





Ground Floor W.C

Suite comprising low level w.c and hand wash basin.

First Floor Landing

Loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 10" x 10' 4" max into recess (3.91m x 3.15m max into recess)

Built-in double storage wardrobes, further built-in storage wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 9" x 9' 6" max narrowing to 7' 6" (3.28m x 2.90m max narrowing to 2.29m)

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

Bedroom 3

9' 5" max x 6' 11" max (2.87m max x 2.11m max)

Built-in over-stairs bulkhead storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath and separate shower cubicle with inset tiling and shower unit, part tiled walls, airing cupboard, radiator, extractor fan, vinyl flooring, two UPVC double glazed windows overlooking the rear aspect.

Outside

To the front of the property, a long driveway provides off-road parking for several vehicles, with an additional hard-standing area in front of the house.

Immediately behind the property, there is an enclosed courtyard style garden area, suitable for al fresco dining and entertaining. To the side of the property, there is a further larger garden area with retaining fencing and hedging.

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 B.

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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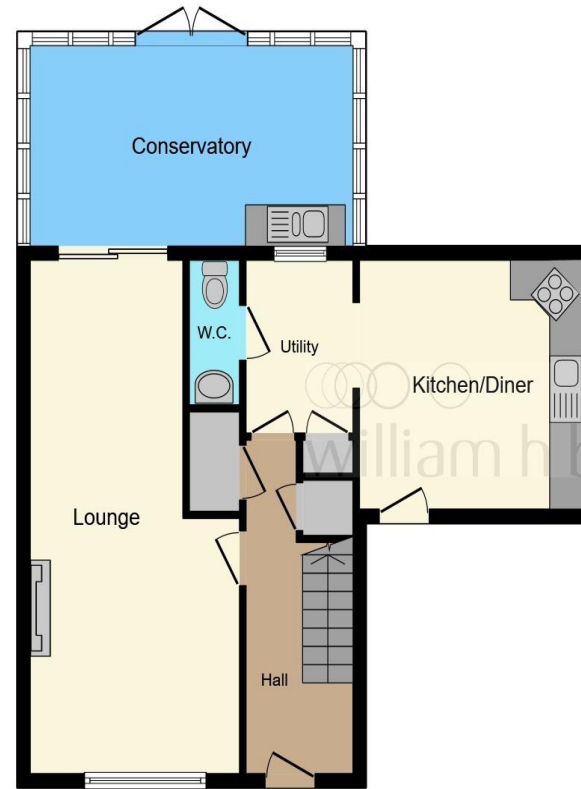
- Extended 3 bedroom semi-detached family home
- Larger than average corner plot with gardens and ample off-road parking
- 23' lounge/dining room and spacious conservatory
- Ground floor w.c and utility room
- Kitchen/breakfast room
- Gas fired radiator central heating
- UPVC double glazed windows
- Popular location, within easy reach of local amenities

Tenure: Freehold EPC Rating: D

offers in excess of **£240,000**

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Continue along, pass Waitrose supermarket and take the next right hand turn onto New Sporle Road. Take the right hand turn onto St Guthlac Close and proceed towards the end of the cul-de-sac, bearing left, where the property will be found in front of you, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SFM109982 - 0002

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