



**Lee Warner Road, Swaffham, PE37 7GD**



**welcome to**

## **Lee Warner Road, Swaffham**

>> **NO ONWARD CHAIN!** A well presented 3 bedroom house, located within this popular development, in easy reach of Swaffham town centre. Boasting a fitted kitchen and bathroom, open-plan lounge/dining room, ground floor w.c, enclosed rear garden, driveway, garage en bloc and more!

We are delighted to offer for sale this well-proportioned 3 bedroom home, located within walking distance of Swaffham town centre, amenities and facilities.

In brief, the ground floor accommodation comprises; entrance hall, cloakroom w.c, fitted kitchen and an 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 built-in wardrobes, two further good sized bedrooms and the family bathroom. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there is an enclosed rear garden, driveway and garage en bloc.

Offered for sale **CHAIN FREE**; this property must be viewed to fully appreciate the accommodation and close proximity to local schools and amenities!

### **Accommodation:**

Composite obscure glass external entrance door opening to:

### **Entrance Hall**

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

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

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, wood effect laminate flooring, UPVC double glazed window to the front aspect.

### **Kitchen**

9' 2" x 7' 8" ( 2.79m x 2.34m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric oven with cooker hood over, plumbing for washing machine, space for free-standing fridge-freezer, UPVC double glazed window to the front aspect.

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

A bright and airy space comprising;

### **Dining Area**

9' 2" x 6' 8" ( 2.79m x 2.03m )

Radiator, engineered oak wood flooring, open-plan to:

### **Lounge Area**

16' x 10' 4" ( 4.88m x 3.15m )

Radiator, television point, telephone point, carpet flooring, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden.

### **First Floor Landing**

Carpet flooring, doors opening to all bedrooms the family bathroom.

### **Master Bedroom**

14' x 10' 4" max narrowing to 7' 1" min ( 4.27m x 3.15m max narrowing to 2.16m min )

Built-in storage wardrobes, further fitted storage wardrobes and over-bed storage units, two radiators, engineered oak wood flooring, two UPVC double glazed windows overlooking the rear aspect.





### **Bedroom 2**

10' 10" x 7' 3" ( 3.30m x 2.21m )  
Fitted storage wardrobes and over-bed storage units, radiator, engineered oak wood flooring, television point, UPVC double glazed window overlooking the front aspect.

### **Bedroom 3**

8' 5" x 8' 5" ( 2.57m x 2.57m )  
Radiator, engineered oak wood flooring, UPVC double glazed window overlooking the front aspect.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with shower over, part tiled walls, extractor fan, fitted bathroom cabinet.

### **Outside**

To the front of the property, there is a pathway leading to the main entrance door with decorative gravel and plant pots. A side driveway leads to the en bloc garage and rear garden.

The fully enclosed rear garden is an 'L' shaped lawned garden with a paved patio seating area, timber garden storage shed and retaining fencing.

### **En Bloc Garage**

Up and over door to the front aspect, personal door opening into the rear garden.



### **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, regular bus route. There is a small, social history museum, many public houses, restaurants and cafes, together with supermarkets including Waitrose, Asda and Tesco, together with independent shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. The 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.



**view this property online** [williamhbrown.co.uk/Property/SFM110058](http://williamhbrown.co.uk/Property/SFM110058)



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## Lee Warner Road, Swaffham

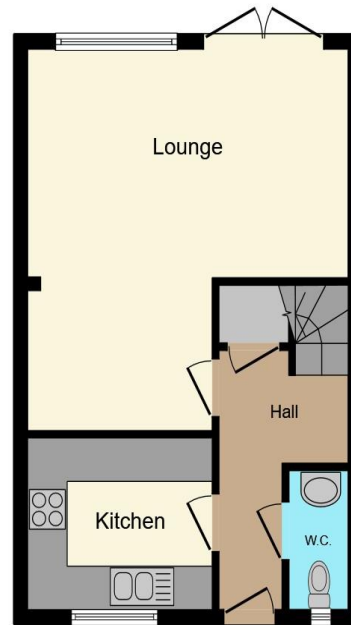
- **NO ONWARD CHAIN!**
- Well-proportioned 3 bedroom house
- Enclosed rear garden, garage and driveway parking
- Modern fitted kitchen
- Open-plan lounge/dining room with French doors to the rear garden
- Family bathroom and ground floor w.c
- UPVC double glazed windows and gas central heating
- Close to Swaffham town centre and local schools

Tenure: Freehold EPC Rating: C

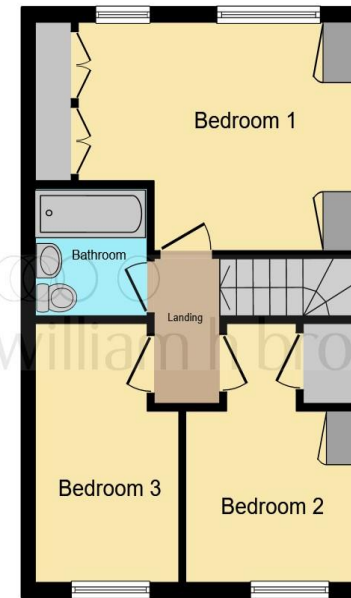
**£230,000**

### directions to this property:

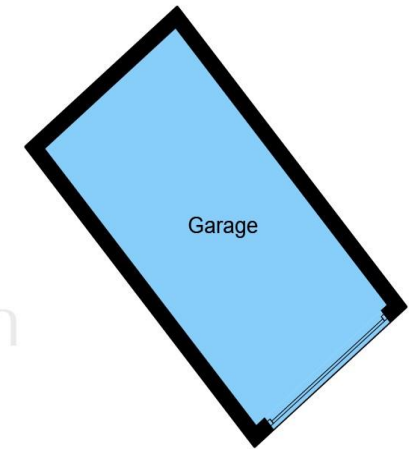
From the William H Brown Swaffham office, pass Morrisons Daily and at the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed to the next mini round-a-bout. Continue straight over and proceed along. Take the left hand turn onto Merryweather Road and then take the second left hand turn onto Lee Warner Road. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



**Ground Floor**



**First Floor**



**Garage**

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](http://www.focalagent.com)

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Property Ref:  
SFM110058 - 0005

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