



The Paddocks, Swaffham PE37 7PA

welcome to

The Paddocks, Swaffham

>> CHAIN FREE! A well-proportioned 3 bedroom end-terraced family home, occupying a pleasant, established development location. Offering a large triple aspect, open-plan lounge/dining room, ground floor w.c, utility room and well-manicured gardens with brick-built storage buildings!

Accommodation:

UPVC part glazed external entrance door with UPVC double glazed side panel opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, telephone point, carpet flooring, doors opening to the open-plan lounge/dining room and kitchen.

Open-Plan Lounge/Dining Room

Lounge Area

13' 1" x 11' 6" (3.99m x 3.51m)

Feature coal effect fireplace with decorative surround and hearth, radiator, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and side, open-plan square arch to:

Dining Area

10' 5" x 9' 2" (3.17m x 2.79m)

Radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

Kitchen

10' 5" max narrowing to 9' " x 9' 8" (3.17m max narrowing to 2.74m x 2.95m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven, fitted hob with concealed cooker hood over, space for fridge-freezer, radiator, vinyl flooring, UPVC double glazed window to the rear aspect, door opening to:

Utility Room

Fitted work surface, plumbing for washing machine, dual aspect UPVC double glazed obscure glass windows to the side and rear, UPVC part glazed

obscure glass external entrance door opening to the rear garden, door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, vinyl flooring, UPVC double glazed obscure glass window to the rear aspect.

First Floor Landing

Built-in storage cupboard, loft access, carpet flooring, doors opening to all bedrooms and the family shower room.

Bedroom 1

13' 2" x 10' 6" max narrowing to 8' 5" min (4.01m x 3.20m max narrowing to 2.57m min)

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

Bedroom 2

13' 8" max narrowing to 11' 8" min x 8' (4.17m max narrowing to 3.56m min x 2.44m)

Radiator, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and side.

Bedroom 3

8' 8" x 7' 10" (2.64m x 2.39m)

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

Family Shower Room

8' 6" x 5' 7" max (2.59m x 1.70m max)

Suite comprising close coupled w.c, pedestal hand wash basin with tiled splash backs and walk-in shower enclosure with inset shower unit and shower wall panels, wood effect flooring, UPVC double glazed obscure glass window overlooking the rear



aspect.

Outside

To the front of the property, there is a low maintenance, shingle garden with a pathway leading to the main entrance door.

The well-tended rear garden, which is a particular feature of the property, is a good size and enjoys a degree of privacy. The garden itself is laid mainly to lawn with a paved patio seating area, attractive and well-stocked flower and shrub bed borders, brick-built storage buildings, pathways, retaining fencing and a rear access gate.

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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The Paddocks, Swaffham

- CHAIN FREE!
- 3 bedroom end-terraced house
- Close proximity to Swaffham town centre, schools and recreation ground
- Well-tended front and rear gardens with brick-built storage building
- Triple aspect open-plan lounge/dining room

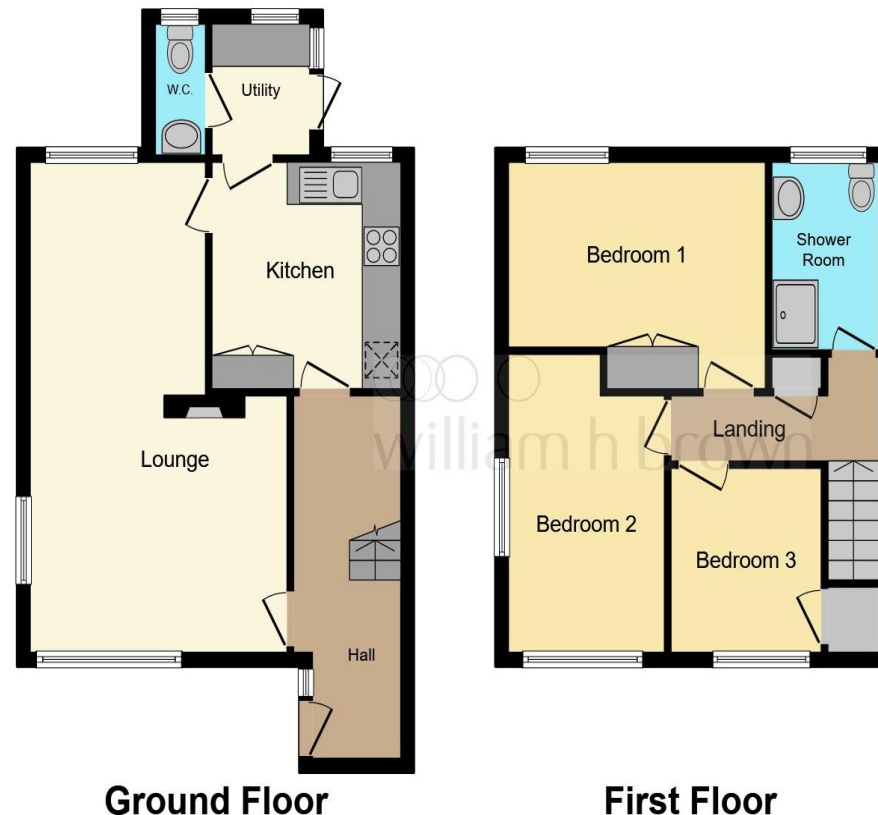
Tenure: Freehold EPC Rating: D

offers in excess of

£200,000

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. Take the first exit at the mini roundabout and continue south out of town along London Street. Continue straight over the next mini roundabout and then take the right hand turn onto Haspalls Road. Proceed along and take the second right hand turn onto The Paddocks. At the t-junction, turn right and take the next left. The property will be found along on the right



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:
SFM110077 - 0005

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