



London Street, Swaffham, PE37 7DD

welcome to

London Street, Swaffham

A striking period house, located on the doorstep of town centre amenities and facilities. This beautifully presented home offers ample accommodation together versatility and opportunity and benefits from integrated kitchen appliances, off-road parking, low maintenance courtyard garden and more.



Accommodation:

UPVC double glazed entrance door

Entrance Hallway

Staircase rising to the first floor landing, radiator, door opening to kitchen, further door opening to:

Lounge

Wood burning stove with tile hearth and timber mantle-piece, two recess storage cupboards, carpet flooring, television point, UPVC double glazed window to side aspect.

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over and inset stainless steel sink and drainer with mixer tap, integrated electric cooker with induction hob and cooker hood over, integrated dishwasher, integrated fridge & freezer, integrated washing machine, tiled flooring, UPVC double glazed window to side aspect, UPVC double glazed entrance door to side and open plan to:

Dining Room

Tile flooring, storage cupboard, two x UPVC double glazed window to side aspect.

Office / Study

Carpet flooring, feature fireplace, UPVC double glazed window and door to the garden.

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin with tiled splashbacks, tiled flooring, fitted bathroom mirror, UPVC double glazed window to side aspect,

First Floor Landing

Carpet flooring, storage cupboard, two x UPVC double glazed windows to front aspect, doors opening to four of the bedrooms and the main family bathroom

Bedroom 1

Carpet flooring, radiator, television point, feature

fireplace, two x UPVC double glazed window overlooking the side aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin, corner shower cubicle with electric wall mounted shower, heated towel rail, extractor fan, fully tiled walls.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

Bedroom 4

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

Family Bathroom

Bathroom suite comprising low level w.c, hand wash basin, fitted bathroom mirror, panelled bath with mixer tap with electric shower over, fully tiled walls, heated towel rail, spotlights, UPVC double glazed obscure glass window overlooking the side aspect.

Second Floor Landing

Carpet flooring, UPVC double glazed window to side, doors to both bedrooms.

Bedroom 5

Radiator, carpet flooring, exposed timber beams, eves storage, two x Velux double glazed windows.

En Suite Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle with electric wall mounted shower, heated towel rail, extractor fan, fully tiled walls.

Bedroom 6

Radiator, carpet flooring, exposed timber beams, Velux double glazed window.

Outside

Accessed from the market place via a single width gravelled entrance which can be used as a parking area, a timber pedestrian gate and fence leading to a gravelled front garden and paved walkway to the front entrance door.

This wonderful property is complimented by a courtyard style rear garden, fully enclosed and benefits from an aged brick wall boundary. A completely private gravelled seating area to the rear is screened with trees.

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 hours' drive away. Swaffham boasts ample free parking within the town and has 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 and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, 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.

Agent Note

William H Brown understands that a pedestrian right of way is in place off the gravelled driveway for the neighbouring property for maintenance and access, further details can be obtained from the sellers solicitor during the conveyance.



view this property online williamhbrown.co.uk/Property/SFM110087



welcome to

London Street, Swaffham

- Substantial and beautifully presented 6 bedroom detached property
- Character features including fireplaces and exposed timber beams
- Two en suite shower rooms, family bathroom & ground floor w.c
- Contemporary kitchen with integrated appliances and open plan to the large dining room
- Three spacious reception rooms and under floor heating to the ground floor

Tenure: Freehold EPC Rating: C



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM110087](https://www.williamhbrown.co.uk/Property/SFM110087)



Property Ref:
SFM110087 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)