



**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.

**directions to this property:**

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. Continue towards the mini round-a-bout and bear left, where the property will be found on the left hand side.



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## 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

Council Tax Band: E

**£450,000**



Ground Floor



Second 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110087 - 0007

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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](mailto:Swaffham@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)