



**Montagu Close, Swaffham, PE37 7EQ**



**welcome to**

## **Montagu Close, Swaffham**

A well-proportioned 3 bedroom detached family home, located within this ever-popular development in the historic market town of Swaffham. Boasting 2 reception rooms, conservatory, utility ground floor cloakroom w.c, double garage, enclosed rear garden and more..



**Accommodation:**

Composite part glazed external entrance door opening to:

**Entrance Porch**

UPVC double glazed window to side aspect, internal door opening to:

**Entrance Hall**

Staircase rising to the first floor landing, radiator, carpet flooring, door opening to lounge and further door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c, vanity hand wash basin with storage under and tiled splashbacks, tiled flooring.

**Lounge / Dining Room**

24' x 13' 11" narrowing to 7' 9" ( 7.32m x 4.24m narrowing to 2.36m )  
Feature electric fireplace with decorative surround and hearth, two radiators, television point, carpet flooring, UPVC double glazed window to front aspect, UPVC double glazed sliding patio doors opening to the conservatory.

**Conservatory**

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Of UPVC double glazed construction with tiled flooring, UPVC double glazed door opening to the rear garden

**Kitchen**

9' 7" x 8' 2" ( 2.92m x 2.49m )  
A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven and fitted gas hob with concealed cooker hood over, space for under counter fridge, plumbing for washing machine, storage cupboard, tile flooring, UPVC double glazed windows to the rear aspect, UPVC part glazed external entrance door opening to the utility.

**Utility**

9' 7" x 9' 6" ( 2.92m x 2.90m )  
Of UPVC construction and timber construction, door opening to the garden.

**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' 6" x 10' 1" into door recess ( 3.81m x 3.07m into door recess )  
Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

**Bedroom 2**

11' 7" x 9' 7" into door recess ( 3.53m x 2.92m into door recess )  
Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

**Bedroom 3**

7' 10" x 7' 1" ( 2.39m x 2.16m )  
Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

**Bathroom**

Suite comprising back to wall w.c, vanity inset hand wash basin with storage space, 'P' shape bath with mains connected shower over and glazed shower screen, fully tiled floor and walls, heated towel rail, UPVC double glazed windows overlooking the rear aspect.

**Outside**

The property is approached via a low maintenance driveway leading to the detached double garage. The front garden is mainly laid to lawn with a selection of shrubs, plants and trees, the boundary is set to hedge and fence as well as having gated access is available to the rear garden,

The rear garden is fully enclosed by a fence and wall boundary and is mainly laid to lawn, a paved patio seating area is located outside the conservatory,

**Double Garage**

Two up and over doors, power, lighting, access door to the 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 are 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 and sport and leisure facilities. 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 C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

**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. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over and take the next left hand turn onto Watton Road. Take the first left hand turn onto The Oaklands and then take the second left hand turn, also The Oaklands. Turn right onto Montagu Close and take the first right hand turn into the cul-de-sac, where the property will be found or the right hand side identified by our William H Brown for sale board.



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## Montagu Close, Swaffham

- Good size 3 bedroom detached house
- Fully enclosed rear garden
- Detached double garage with large driveway
- Lounge, dining room and conservatory
- Modern fitted kitchen

Tenure: Freehold EPC Rating: D

**£270,000**



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:  
SFM108461 - 0005

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