



**Minnow Close, Swaffham, PE37 8JH**



**welcome to**

## **Minnow Close, Swaffham**

Well-presented, 4 double bedroom detached home, located within the sought-after Swans Nest development. Offering an open-plan lounge/dining room, kitchen with integrated appliances, central island, utility, en suite, enclosed gardens, ample parking, double garage & NO ONWARD CHAIN!!



### Accommodation

Composite external entrance door opening to:

#### Entrance Hall

Cloaks storage cupboard with hubs for fibre broadband and the alarm system, radiator, central heating thermostat, full height UPVC triple glazed window to the front aspect, door opening to the lounge/dining room, further door opening to:

#### Ground Floor W.C

Suite comprising low level w.c and hand wash basin, part tiled walls, radiator, tiled flooring, UPVC triple glazed window to the front aspect.

#### Lounge / Dining Room

20' 8" x 13' 5" ( 6.30m x 4.09m )

Radiator, television and telephone points, inset ceiling lights, carpet flooring, staircase leading to first floor landing, under stair storage, triple aspect with three sets of UPVC double glazed French doors opening to the front and rear as well as UPVC triple glazed window to side aspect.

#### Kitchen

13' 6" x 13' 5" ( 4.11m x 4.09m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, central island with inset sink and drainer with mixer tap, breakfast bar, two built-in eye-level Bosch pyrolytic cleaning electric ovens, fitted Bosch ceramic hob with tiled splashback and concealed cooker hood over, integrated Bosch fridge-freezer, integrated Bosch dishwasher, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed French doors opening to the rear with UPVC triple glazed side panel

#### Utility Room

7' 10" x 6' 7" ( 2.39m x 2.01m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, tiled flooring, gas boiler, water softener UPVC double glazed external entrance door opening to the side aspect.

#### First Floor Landing

Large airing cupboard, loft access with drop-down ladder, carpet flooring, UPVC triple glazed window overlooking the front aspect, doors opening to all bedrooms and the family shower room.

#### Master Bedroom

14' 1" x 10' 2" ( 4.29m x 3.10m )

Radiator, television and telephone points, carpet flooring, central heating thermostat, two built-in double wardrobes, dual aspect UPVC triple glazed window overlooking the rear and side, door opening to:

#### En Suite Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with mixer tap and hand held shower attachment, shower cubicle with mains shower, fully tiled walls, heated towel rail, fitted mirror, inset ceiling spotlights, tiled flooring, UPVC triple glazed window to the rear aspect.

#### Bedroom 2

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

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

#### Bedroom 3

13' 6" x 10' ( 4.11m x 3.05m )

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the front aspect.

#### Bedroom 4

12' 1" x 10' ( 3.68m x 3.05m )

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the front aspect.

#### Family Shower Room

Suite comprising low level w.c, hand wash basin and double shower cubicle with mains shower, fully tiled walls, heated towel rail, inset ceiling spotlights, tiled flooring, UPVC triple glazed window to the front aspect.

#### Outside

The property is approached via a block-paved driveway, which provides side by side off-road parking for 3 vehicles and access to the double garage which also offers EV charging. The front garden is set with wild flower, shrubs and plants with a pathway leading to the front entrance

door.

A timber gate leads into the fully enclosed rear garden, which is a good size, partly laid to lawn with a paved patio seating area, a selection of well-tended plant and shrub bed borders, some raised plant beds, a green house, outside tap and external lighting.

#### Detached Double Garage

19' 7" x 19' 7" ( 5.97m x 5.97m )

Electric up and over double door, personal door opening into the rear garden, power and lighting connected.

#### 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 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, 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 E.

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 towards the south of the town towards London Street. Continue south out of town along London Street. This road merges onto Brandon Road. Pass the Nicholas Hamond Academy and Swaffham Junior School and take the left hand turn onto the Abel Homes site, which is Otter Road. Continue around the bend and take the right hand turn onto Minnow Close. Proceed bearing around to the left and the property will be found on the left hand side.



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## welcome to Minnow Close, Swaffham

- Contemporary 4 double bedroom detached house on a corner plot
- 'A' rated energy efficiency with UPVC triple glazed windows, solar PV and wired for EV charger
- Triple aspect lounge with two sets of French doors opening to the garden
- Kitchen with integrated appliances and central island: separate utility room with gas boiler and water softener
- Master bedroom with double built-in wardrobes and en suite bathroom



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. 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 purchaser must rely upon its own inspection(s). Powered by www.focalagent.com

Tenure: Freehold EPC Rating: A



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110179 - 0010

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