



London Street, Swaffham PE37 7DJ

welcome to

London Street, Swaffham

A beautiful and well-presented 4 bedroom detached house in the Swaffham town centre, this home offers substantial accommodation including dining room, utility, conservatory, en suite bathroom, detached double garage, secure off road parking & much more!



Accommodation:

Composite external stable entrance door with UPVC double glazed side panels opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, telephone point, doors opening to the dining room and further door opening to:

Lounge

20' 3" x 11' 3" (6.17m x 3.43m)

Feature fireplace with woodburning stove, radiator, television point, engineered oak wood flooring, UPVC double glazed window to the front aspect, French patio style doors opening to:

Conservatory

11' 7" x 6' (3.53m x 1.83m)

Of mainly UPVC double glazed construction on a brick base, providing views over the rear gardens. Radiator, laminate flooring, double glazed doors opening to the rear garden.

Dining Room

11' 8" x 9' 7" (3.56m x 2.92m)

Radiator, engineered oakwood flooring, UPVC double glazed window to the front aspect, arch opening to

Kitchen / Breakfast Room

16' max x 11' max (4.88m max x 3.35m max)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splash backs and surrounds, integrated electric oven and hob with cooker hood over, radiator, laminate flooring, breakfast bar, UPVC double glazed windows to both the rear and side aspects, door opening to enclosed driveway and from there a further door to:

Utility Room

7' 5" x 7' (2.26m x 2.13m)

A matching range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, timber single glazed window to the front aspect, door opening to:

Cloakroom W.C

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, radiator, timber single glazed window to the rear aspect.

Enclosed Driveway

20' 1" x 8' (6.12m x 2.44m)

Electric remote controlled shutter, driveway through to garden.

First Floor Galleried Landing

Carpet flooring, loft access, storage cupboard, doors opening to all bedrooms and the family bathroom.

Bedroom 1

19' 3" max x 11' 3" (5.87m max x 3.43m)

Radiator, ceiling spotlights, carpet flooring, television point, dual aspect UPVC double glazed windows to the front and side aspect, door opening to:

En Suite Bathroom

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, panelled bath glass shower screen and hand-held shower attachment, heated towel rail, laminate flooring, extractor fan, UPVC double glazed window to rear aspect.

Bedroom 2

14' max x 11' 9" max (4.27m max x 3.58m max)

Radiator, engineered oakwood flooring, UPVC double glazed window to front aspect.

Bedroom 3

13' 10" x 9' 10" into door recess (4.22m x 3.00m into door recess)

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

Bedroom 4

9' 8" x 7' 1" (2.95m x 2.16m)

Radiator, carpet flooring, UPVC double glazed window to front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with hand-held shower attachment over, tiled splash backs and surrounds, radiator, UPVC double glazed window to rear aspect.

Outside

The property is approached via cast iron gate, which opens to the steps leading to the front entrance door, a small section of front garden either side of the steps offers an opportunity for potted plants and flowers, all enclosed by a red brick wall and a cast iron fence, giving the front of the property an eye catching appearance.

The rear garden, which is fully enclosed and has a driveway leading to the detached double garage, is well presented and is partly low maintenance with a small lawn area, a paved patio seating area is available just outside the conservatory, the garden is interspersed with a variety of potted plants and attractive flint walls to the boundary, a personal door gives access to the rear of the garage.

Double Garage

17' 9" x 16' 9" (5.41m x 5.11m)

2 x up and over entrance doors, power, lighting, personal entrance door to the garden, roof storage space, timber single glazed window to the side.

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, sport and leisure facilities and 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 E.

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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welcome to

London Street, Swaffham

- Substantial 4 bedroom detached house - Total Floor Area: 145m² / 1560ft²
- Presented in excellent condition throughout
- Dual aspect lounge, conservatory, separate dining room & utility room
- Ample off-road parking and large, enclosed rear garden
- En suite bathroom, main family bathroom and ground floor cloakroom w.c

Tenure: Freehold EPC Rating: D

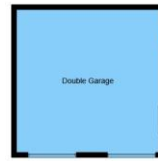
£450,000



Ground Floor



First Floor



Garage

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



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Property Ref:
SFM109958 - 0005

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