



**Pit Lane, Swaffham, PE37 7DA**



**welcome to**

**Pit Lane, Swaffham**

A beautiful and well-proportioned 2/3 double bedroom cottage, occupying a fantastic non-estate position, a stone's throw from Swaffham town centre. Offering ample accommodation with a wealth of character features, blended with modern enhancements and improvements. Viewing is essential!!



**Accommodation:**

UPVC double glazed external entrance door opening to:

**Entrance Porch**

Ceramic tiled flooring, UPVC double glazed windows to the garden, door opening to:

**Lounge / Dining Room**

22' x 13' 6" ( 6.71m x 4.11m )

Stair case leading to first floor landing, inset multi-fuel burning stove with tiled hearth, two radiators, television and telephone points, carpet flooring, timber display shelving, UPVC double glazed windows to side aspect and original timber window with secondary glazing to rear aspect.

**Kitchen**

13' 6" x 8' 5" ( 4.11m x 2.57m )

A range of bespoke wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with swan neck mixer tap, Ecowater water softener, space for Range style cooker with cooker hood over, wine and plate rack, integrated fridge/freezer, integrated dishwasher, radiator, ceramic tiled flooring, wall mounted gas fired central heating boiler, UPVC double glazed window to rear aspect and decorative secondary glazed window to rear aspect.

**Utility Room**

9' 2" x 6' 6" ( 2.79m x 1.98m )

Floor mounted fitted units with work surfaces over, plumbing for washing machine, space for under counter fridge/wine fridge, UPVC double glazed stable style door opening to the garden, UPVC double glazed windows to side aspect.

**Sitting Room / Bedroom 3**

14' 7" x 13' ( 4.45m x 3.96m )

Radiator, carpet flooring, UPVC double glazed window to side aspect, UPVC double glazed French doors opening to the garden with fixed side panels.

**Ground Floor Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower over, heated towel radiator, wall mounted electric heater, ceramic tiled flooring, UPVC double glazed window to the side aspect.

**First Floor Landing**

Carpet flooring, doors opening to both bedrooms and the family bathroom, access to loft space with fitted ladder, UPVC double glazed window to front aspect.

**Bedroom 1**

13' 8" x 12' 2" ( 4.17m x 3.71m )

Fitted storage wardrobe with sliding doors, carpet flooring, two radiators, dual aspect UPVC double glazed windows to rear and side,

**Bedroom 2**

13' 8" x 10' 6" ( 4.17m x 3.20m )

Fitted storage wardrobe, radiator, carpet flooring, UPVC double glazed window to rear aspect,

**Family Bathroom**

Four piece bathroom suite comprising low level w.c, hand wash basin, tiled shower cubicle with mains connected shower, radiator, extractor fan, UPVC double glazed window to rear aspect

**Outside**

To the front of the property there is a gravelled driveway providing off road parking and access to the carport, along with a wooden shed, log store and access to the rear garden.

The well-manicured rear garden is mainly laid to lawn with a brickweave seating area. This well established garden is set with a selection of flowers, plants and shrubs to the border, a variety of strategically places fruit trees are set around the garden and an archway leads to further garden area with two storage sheds, composting area and gravelled area for seating, along with well established borders containing a attractive plants and a mature magnolia tree, outside lighting and an outside tap are also available.

**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 is 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 independent 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 D.

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

**directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. Continue and just after the mini roundabout, take the immediate left hand turn onto Pit Lane. Proceed past Jewellery Unique where the property will be found in the right hand side.



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welcome to

## Pit Lane, Swaffham

- Charming 2/3 double bedroom character property, with retained period features throughout
- Convenient, non-estate 'tucked away' town centre location
- Off-road parking and car port
- Versatile accommodation with a ground floor bedroom and en suite, currently used as a sitting room
- Large 21' dual aspect lounge / dining room
- Bespoke fitted kitchen and utility room
- Stunning gardens offering a good degree of privacy
- Gas fired central heating

Tenure: Freehold EPC Rating: E

£425,000



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



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Property Ref:  
SFM110231 - 0004

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