



**Vesta Close, Swaffham, PE37 8PE**

**welcome to**

**Vesta Close, Swaffham**

>> MOVE STRAIGHT IN!! This three year old 4 bedroom detached home occupies a delightful edge of development location, within easy reach of Swaffham town centre. Boasting an open-plan kitchen/dining room, utility room, en suite shower room, enclosed rear garden, garage and more!



**Accommodation:**

Part glazed composite external entrance door opening to:

**Entrance Hallway**

Staircase rising to the first floor accommodation with under-stairs storage cupboard, radiator, wood effect LVT flooring, door opening to the kitchen/dining room, further door opening to:

**Lounge**

16' 2" x 10' 4" ( 4.93m x 3.15m )

Two radiators, television point, carpet flooring, UPVC double glazed over-sized window to the front aspect.

**Open-Plan Kitchen/ Dining Room**

17' 5" x 9' 5" ( 5.31m x 2.87m )

**Kitchen Area**

A comprehensive range of contemporary wall and floor mounted fitted kitchen units in high gloss finish with contrasting work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level oven, fitted hob with glass splash back and extractor hood over, integrated fridge-freezer, integrated dishwasher, wood effect LVT flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, open-plan to:

**Dining Area**

Radiator, wood effect LVT flooring, UPVC double glazed French doors with UPVC double glazed side panels opening to the rear garden, door opening to:

**Utility Room**

A matching range of wall and floor mounted fitted kitchen units with work surfaces over, plumbing for washing machine, space for tumble dryer, radiator, wood effect LVT flooring, UPVC double glazed window to the rear aspect, door opening to:

**Ground Floor W.C**

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, wood effect LVT flooring, extractor fan, UPVC double glazed window to the side aspect.

**First Floor Landing**

Built-in storage cupboard, further built-in linen cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

**Bedroom 1**

13' max x 12' 6" ( 3.96m max x 3.81m )

Built-in double storage wardrobes, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

**En Suite Shower Room**

Suite comprising low level w.c, hand wash basin and glazed shower enclosure with inset shower unit, part tiled walls, radiator, tile effect flooring, extractor fan, inset ceiling spotlights, UPVC double glazed window overlooking the front aspect.

**Bedroom 2**

13' 9" x 10' ( 4.19m x 3.05m )

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

**Bedroom 3**

10' 7" max x 8' 5" max ( 3.23m max x 2.57m max )

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

**Bedroom 4**

10' 11" x 10' 1" ( 3.33m x 3.07m )

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

**Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath, part tiled walls, radiator, tile effect flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

**Outside**

There is a lawned garden to the front with stocked borders and a pathway leading to the main entrance door. A driveway leads to the garage and side pathway and gate gives access into the rear garden.

The rear garden is laid mainly to lawn with a paved patio seating area to the front and back of the the garden, outside tap, external lighting and is fully enclosed by a timber fence boundary.

**Garage**

Up and over door to the front aspect, power and lighting connected, wipe-clean latex flooring, also housing the boiler for gas central heating system.

**Agents Note**

There will be a site maintenance charge to cover the costs of maintenance in the outside communal areas. Further information will be supplied by the purchasers solicitor at the time of purchase.

**Council Tax Band**

This property is Council Tax band D.

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 Lynn Street, passing Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre and the road will merge onto Norwi Road. The Ceres Rise development will be found further along on the right hand side. Turn onto Ceres Drive and take the immediate left hand turn. The property will be found further along on the right hand side.



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## Vesta Close, Swaffham

- Three year old 4 bedroom detached family home
- Driveway parking, single garage and good sized, enclosed rear garden
- Open-plan kitchen/dining room with integrated appliances and French doors
- En suite shower room and separate family bathroom
- Ground floor w.c cloakroom and utility room
- UPVC double glazed windows and gas fired radiator heating
- Sought-after location

Tenure: Freehold EPC Rating: B

**£350,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110249 - 0003

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