





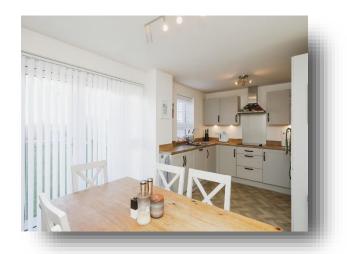




welcome to

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 Norwic Road. The Ceres Rise development will be found further alon 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.





welcome to

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





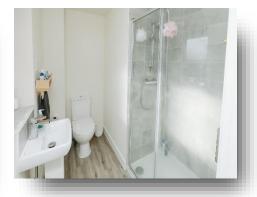
First Floor

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

£350,000







Norwich Rd

Norwich Rd

Nes

Buttercross Play Area

Map data ©2025

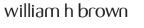
Please note the marker reflects the

view this property online williamhbrown.co.uk/Property/SFM110249



Property Ref: SFM110249 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.











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postcode not the actual property



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.