



**Kendle Road, Swaffham, PE37 8GU**



**welcome to**

## **Kendle Road, Swaffham**

A modern 3 bedroom semi-detached house, situated in the popular Redlands Park development to the South of Swaffham, within easy reach of town centre. The property offers an enclosed rear garden, off-road parking, contemporary kitchen/dining room, ground floor w.c/utility room, en suite & much more!



### **Accommodation:**

Part glazed composite external entrance door opening to:

#### **Entrance Hall**

Built-in storage cupboard, radiator, tiled flooring, door opening to:

#### **Kitchen / Dining Room**

16' 5" max narrowing to 7' 9" min x 13' 7" ( 5.00m max narrowing to 2.36m min x 4.14m )

A comprehensive range of wall and floor mounted fitted kitchen units with under-unit lighting and work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level oven and fitted hob with concealed cooker hood over, integrated dishwasher, staircase rising to the first floor landing with large under-stairs cupboard (with plumbing for washing machine), radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect, opening through to the lounge/dining room, door opening to:

#### **Ground Floor W.C**

Suite comprising back to wall w.c and wall mounted hand wash basin, floor mounted fitted utility cupboard with work surfaces over, space for tumble dryer, fitted shelving, part tiled walls, radiator, tiled flooring, inset ceiling spotlights.

#### **Lounge**

16' 4" x 11' 3" ( 4.98m x 3.43m )

Radiator, television point, carpet flooring, UPVC double glazed bi-fold doors opening to the rear garden.

#### **First Floor Landing**

Built-in cupboard, radiator, carpet flooring, loft access, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

#### **Master Bedroom**

12' x 9' ( 3.66m x 2.74m )

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

#### **En Suite Shower Room**

Suite comprising back to wall w.c, wall mounted hand wash basin and walk-in shower cubicle with inset shower unit, part tiled walls, heated towel rail, tiled flooring.

#### **Bedroom 2**

15' 8" narrowing to 9' 11" min x 9' ( 4.78m narrowing to 3.02m min x 2.74m )

Open-faced wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

#### **Bedroom 3**

9' 4" x 7' 1" ( 2.84m x 2.16m )

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

#### **Family Bathroom**

7' 2" x 6' 3" ( 2.18m x 1.91m )

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with shower over and additional hand-held shower attachment, part tiled walls, heated towel rail, UPVC double glazed window overlooking the side aspect.

#### **Outside**

To the front of the property, there is a low maintenance, landscaped garden area with a pathway leading to the main entrance door. A side driveway provides off-road parking.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area and side access gate. Within the rear garden there is also a timber summerhouse with 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 C.

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 L Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout proceed straight over and the road will merge onto Brandon Road; continue past the High School on the right and at the roundabout, turn left onto Redland Road. Take the right hand turn onto Kendle Road and proceed along, as the road turns the left the property is found on the left hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM110148](http://williamhbrown.co.uk/Property/SFM110148)



## welcome to Kendle Road, Swaffham

- Bright & airy 3 bedroom semi-detached house
- Contemporary fitted kitchen/dining room
- En suite shower room & separate family bathroom
- Lounge with bi-fold doors opening to the rear garden
- Ground floor w.c/utility room

Tenure: Freehold EPC Rating: B

offers in excess of

# £250,000



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:  
SFM110148 - 0004

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