



Highbank Lynn Road, Swaffham PE37 7PT

welcome to

Highbank Lynn Road, Swaffham

This fabulous 4 double bedroom detached family home, situated in a non-estate position in the historic market town of Swaffham, sitting on close to half an acre and boasting a kitchen/breakfast room, study, dining room, utility room, en suite facilities, off-road parking, double garage & much more!



Accommodation:

Timber part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor accommodation with under-stairs storage cupboard, radiator, wooden flooring, timber double glazed obscure glass window to the front aspect, doors opening to lounge, dining room, kitchen/breakfast room, further door opening to:

Ground Floor W.C

Suite comprising back to wall w.c, vanity hand wash basin with storage under, tiled splash backs and surrounds, radiator, wooden flooring, timber double glazed window to front aspect.

Lounge

17' 7" x 16' 4" (5.36m x 4.98m)

Feature fireplace with granite hearth, television and telephone points, carpet flooring, ceiling rose and coving, timber double glazed window to side aspect and timber sliding doors opening to the front.

Dining Room

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

Radiator, carpet flooring, ceiling rose, timber double glazed window to rear aspect.

Study

11' 7" x 10' 9" (3.53m x 3.28m)

Radiator, carpet flooring, telephone points, fitted desk tops on three sides, timber double glazed window to rear aspect.

Kitchen / Breakfast Room

23' 9" max x 17' 3" max narrowing to 10' 10" min (7.24m max x 5.26m max narrowing to 3.30m min)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with swan-neck mixer tap, rangemaster gas cooker with concealed cooker hood over, integrated fridge, integrated dishwasher, breakfast bar, wooden

flooring, inset ceiling spotlights, radiator, television point, timber double glazed windows to the front aspect, space to be used as a snug, timber double glazed sliding doors opening to the rear garden.

Rear Porch

Storage cupboard, laminate flooring, external door opening to the the garden, personal door opening to the double garage, further internal door opening to:

Utility Room

11' 1" x 9' 6" (3.38m x 2.90m)

A matching range of floor mounted fitted units with work surfaces over, inset stainless steel sink and drainer with mixer tap, washing machine included, tumble dryer included, space for a free-standing fridge/freezer, fitted shelving timber double glazed window to rear aspect, timber part glazed external entrance door opening to the rear garden.

First Floor Landing

Airing cupboard, radiator, carpet flooring, loft access, timber double glazed window to front aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

17' 7" max x 11' 10" (5.36m max x 3.61m)

Radiator, television point, carpet flooring, timber double glazed window overlooking the front aspect, door opening to the walk-in wardrobe.

Walk-In Wardrobe

Carpet flooring, hanging rails and two fitted shelving units.

En Suite Shower Room

Suite comprising low level w.c, hand wash basin with fitted bathroom mirror over, part tiled walls, radiator, shower cubicle with wall mounted electric shower, shaver point, timber double glazed window overlooking the rear aspect.

Bedroom 2

15' 4" x 11' 7" (4.67m x 3.53m)

Built-in wardrobes with sliding doors, radiator, carpet

flooring, timber double glazed window overlooking the rear aspect.

Bedroom 3

12' 9" x 11' 7" (3.89m x 3.53m)

Built-in wardrobes with sliding doors, radiator, carpet flooring, timber double glazed window overlooking the rear aspect.

Bedroom 4

11' 7" x 10' 10" (3.53m x 3.30m)

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

Family Bathroom

4 Piece bathroom suite comprising low level w.c, hand wash basin with fitted mirror over, bath with central mixer tap and hand held shower attachment, shower cubicle with wall mounted electric shower, part tiled walls, radiator, timber double glazed window overlooking the front aspect.

Outside

The property is approached via a large gravelled driveway, which provides ample off-road parking and access to the double garage. There is a landscaped, lawned front garden with a selection of well-tended shrub beds to the border, a decked seating area is available in a private section of the garden and gives access to the sliding doors to the lounge.

The landscaped rear garden, which is laid mainly to lawn with a decked seating area, ideal for entertaining friends and family in the spring and summer evenings, coupled with various plant and shrub beds, a selection of lovely fruit trees, a garden storage shed, greenhouse and a wonderful timber summerhouse sit around this very private garden along with a further decked seating area to the bottom of the garden.

Garage

Two up and over doors, personal door opening to the rear porch, power and lighting connected, two timber double glazed windows over looking the rear



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welcome to

Highbank Lynn Road, Swaffham

- Spacious 4 bedroom detached home in non-estate location
- 3 reception rooms, including lounge with open fireplace
- Large fully fitted kitchen/breakfast room with snug seating area
- En suite shower room, separate family bathroom and ground floor cloakroom w.c
- Study, dining room and utility room

Tenure: Freehold EPC Rating: D

offers in excess of

£600,000



Ground Floor



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



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Property Ref:
SFM110275 - 0005

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