



Rickwood Drive, Swaffham, PE37 8GP

welcome to

Rickwood Drive, 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, en suite & much more!!



Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Built-in storage cupboard, radiator, carpet flooring, doors opening to the lounge, kitchen along with a further door opening to:

Ground Floor Cloakroom W.C

Suite comprising back to wall w.c and wall mounted hand wash basin, radiator, LVT flooring, wall shelving, inset ceiling spotlights.

Lounge

16' 7" x 10' (5.05m x 3.05m)

Radiator, television point, carpet flooring, UPVC double glazed window to front aspect, UPVC double glazed French doors opening to the rear garden.

Kitchen / Dining Room

16' 7" x 10' (5.05m x 3.05m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect worksurfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level electric oven and fitted gas hob with cooker hood over, integrated dishwasher, integrated washing machine, space for a fridge/freezer, wood effect flooring, radiator, space for a dining table, inset ceiling spotlights, UPVC double glazed windows to the front and rear aspect.

First Floor Landing

Radiator, carpet flooring, loft access, doors opening to all bedrooms and the family bathroom.

Master Bedroom

12' 6" x 10' 2" (3.81m x 3.10m)

Carpet flooring, radiator, television point, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising back to wall w.c, wall mounted

hand wash basin, walk-in shower cubicle with electric shower unit, part tiled walls, radiator, LVT flooring, UPVC window overlooking the rear aspect.

Bedroom 2

9' 9" x 9' 6" (2.97m x 2.90m)

Carpet flooring, radiator, UPVC double glazed window overlooking the front aspect.

Bedroom 3

9' 7" x 7' (2.92m x 2.13m)

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

Bathroom

Suite comprising back to wall w.c, hand wash basin, panelled bath with shower over, part tiled walls, radiator, LVT flooring, UPVC double glazed window overlooking the front aspect.

Outside

To the front of the property, there is a low maintenance, hard landscaped garden area with steps leading to the main entrance door. A side driveway provides off-road parking, along with a timber gate giving access to the rear garden.

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area to both the top and bottom of the garden, a timber garden shed is housed with the garden, which is set with a selection of potted plants and flowers

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:

Leave Swaffham town centre via London Street. Continue on this road as it becomes Brandon Road and follow this road to the edge of town to the roundabout and turn left, then first right into Forest Grove and left onto Rickwood Drive. The property will be found on the left hand side.



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welcome to

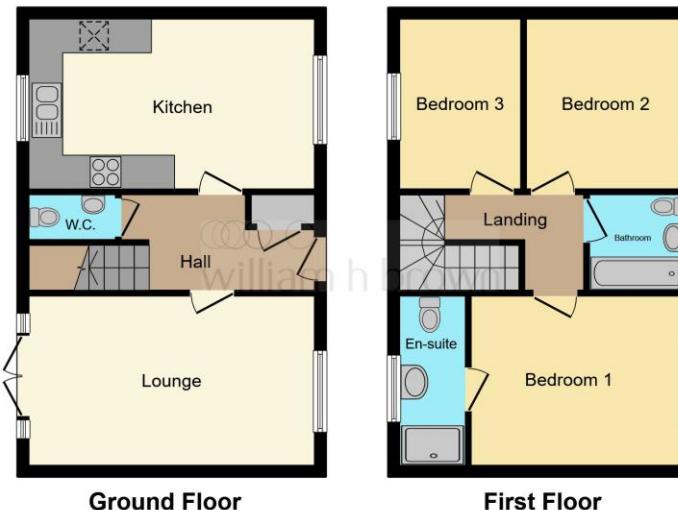
Rickwood Drive, Swaffham

- Bright & airy 3 bedroom semi-detached house
- Contemporary fitted kitchen/dining room
- En suite shower room, family bathroom & ground floor cloakroom w.c
- Dual aspect lounge with French doors opening to the rear garden
- UPVC double glazed windows & gas fired central heating

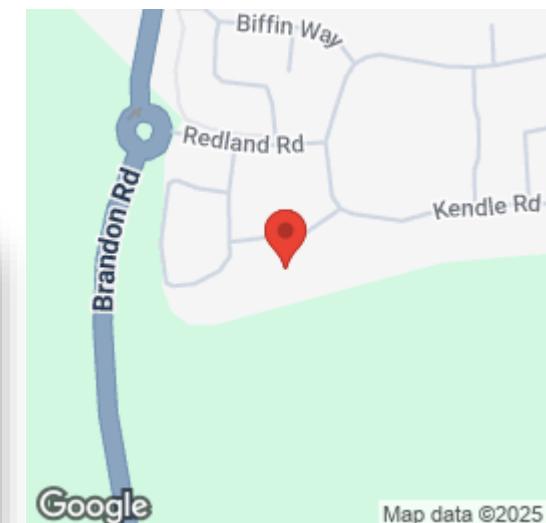
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



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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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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