



**Sutton Road, Swaffham, PE37 7SN**



**welcome to**

## **Sutton Road, Swaffham**

A well presented detached family home, located within the popular Filby Road development, close to Swaffham town centre amenities and local schools. Further benefiting from a spacious lounge, fully fitted kitchen, well-established, enclosed rear garden, driveway parking, large garage and more!



## Accommodation

Archway open to:

### Entrance Porch

With UPVC part glazed external entrance door opening to:

### Entrance Hall

Staircase rising to first floor landing, radiator, telephone point, carpet flooring, two storage cupboards, doors opening to the lounge, kitchen, utility room and further door opening to:

### Ground Floor Cloakroom W.C

Suite comprising low level w.c, wall mounted hand wash basin, tiled splash backs, radiator, carpet flooring, UPVC double glazed window to the side aspect.

### Lounge

16' 2" x 11' 3" ( 4.93m x 3.43m )

Radiator, television and telephone points, carpet flooring, UPVC double glazed window to the front aspect, internal door opening to:

### Dining Room

11' 4" x 11' 4" ( 3.45m x 3.45m )

Radiator, carpet flooring, fully glazed windows and internal door opening to:

### Conservatory

Light and airy offering plenty of sunshine with views of the garden, radiator, UPVC double glazed construction on a brick built base with bespoke blinds and UPVC double glazed French doors opening to the rear garden.

### Kitchen

12' 7" x 9' 11" ( 3.84m x 3.02m )

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset composite sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level electric oven, ceramic hob with concealed cooker hood over, space and plumbing for washing machine

or dishwasher, integrated fridge/freezer, water softener, radiator, UPVC double glazed window to the rear aspect offering plenty of natural light and views of the garden and surrounding fields.

### Utility

8' 5" x 9' 2" ( 2.57m x 2.79m )

Floor mounted units with an inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, carpet tiled flooring, timber door opening to the garage.

### First Floor Landing

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

### Master Bedroom

12' 4" x 12' 4" ( 3.76m x 3.76m )

Radiator, carpet flooring, built-in wardrobes, UPVC double glazed window overlooking the rear aspect.

### Bedroom 2

13' x 11' 5" ( 3.96m x 3.48m )

Radiator, carpet flooring, built-in wardrobes, UPVC double glazed window overlooking the front aspect.

### Bedroom 3

12' x 9' 2" max ( 3.66m x 2.79m max )

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

### Bedroom 4

8' 8" x 6' 6" ( 2.64m x 1.98m )

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

### Family Bathroom

8' 10" x 5' 6" ( 2.69m x 1.68m )

Suite comprising low level w.c, hand wash basin and panelled bath with shower over, fully tiled walls, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

## Outside

To the front of the property, there is a shingle driveway with plenty of room for multiple vehicles, leading to the main entrance door and allowing access to the double garage.

The well-established south facing, fully enclosed rear garden is laid mainly to lawn with a patio area and a timber pergola. With plenty of sunlight throughout the day, this garden offers potential for entertaining and relaxing.

### Garage/Workshop

The double fronted garage provides access from the front via two up and over doors, with power sockets and lighting, along with a personal access door to the rear garden, the garage offers ample roof storage and plenty space for storage/workshop space.

## Location

Swaffham is a 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 D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



**view this property online** [williamhbrown.co.uk/Property/SFM110010](http://williamhbrown.co.uk/Property/SFM110010)



welcome to

## Sutton Road, Swaffham

- 4 Bedroom detached house
- Modern fitted kitchen, family bathroom and ground floor cloakroom w.c
- Separate dining room, conservatory and utility room
- UPVC double glazed windows & Gas fired radiator central heating
- Good size, enclosed rear garden

Tenure: Freehold EPC Rating: B

**£325,000**



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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110010](http://williamhbrown.co.uk/Property/SFM110010)



Property Ref:  
SFM110010 - 0007

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.

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.



william h brown



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](http://williamhbrown.co.uk)