



Whitsands Road, Swaffham, PE37 7BY

welcome to

Whitsands Road, Swaffham

A well-proportioned 3 bedroom end-terraced family home, occupying a pleasant, close to town location. Offering a large dual aspect lounge, kitchen/breakfast room, ground floor cloakroom w.c, an enclosed rear garden, off-road parking for two vehicles and more!



Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, carpet flooring, door opening to the lounge/diner, kitchen/breakfast room and a further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin with tiles splashbacks, radiator, tiled flooring, UPVC double glazed window to front aspect.

Lounge

26' 5" max x 10' 5" (8.05m max x 3.17m)

Two radiators, television point, wood effect flooring, dual aspect UPVC double glazed windows to front and rear aspect.

Kitchen / Breakfast Room

12' 8" x 8' 11" (3.86m x 2.72m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and gas hob with extractor fan over, space and plumbing for washing machine, space for fridge-freezer, tiled flooring, UPVC double glazed window to rear aspect and external door opening to the garden.

First Floor Landing

Loft access, carpet flooring, airing cupboard, doors opening to all bedrooms and the family bathroom.

Bedroom 1

15' 11" x 10' 5" (4.85m x 3.17m)

Radiator, television point, laminate flooring, UPVC double glazed window to side aspect.

Bedroom 2

10' 5" x 9' 11" (3.17m x 3.02m)

Built-in storage wardrobe, radiator, television point,

laminate flooring, UPVC double glazed window to front aspect.

Bedroom 3

10' 7" x 8' 11" (3.23m x 2.72m)

Radiator, laminate flooring, UPVC double glazed window to rear aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with shower attachment, part tiled walls, radiator, UPVC double glazed window to front aspect.

Outside

To the front of the property, a walkway provides access to the front entrance door with a lawned area to one side and an additional hard landscaped area in front of the house.

The rear garden is accessed via a cast iron gate and is mainly laid to lawn, a paved walkway tracks around the property, a timber garden shed is located to the bottom of the garden, which is fully enclosed by a brick wall.

Allocated off road parking is available in the parking area opposite

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 is also only about an hour away. Swaffham boasts ample free parking within the town and is also on an excellent bus route. There is 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 B.

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 L Street, pass Morrisons Daily, and at the traffic lights, turn right. Continue to the mini round-a-bout and proceed straight over taking Cley Road to the side of the White Hart public house. Take the first right hand turn onto Whitsands Road and continue along, where the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/SFM110318



welcome to

Whitsands Road, Swaffham

- 3 bedroom semi-detached family home
- Presented in very good order throughout
- 23' lounge and kitchen breakfast room
- Family bathroom and ground floor cloakroom w.c
- Gas fired radiator central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: C

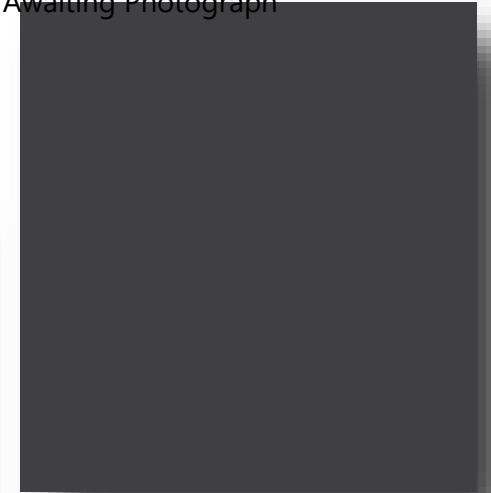
Council Tax Band: B

offers in excess of

£230,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110318



Property Ref:
SFM110318 - 0005

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



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



williamhbrown.co.uk