



Swaffham Road, Cockley Cley, Swaffham PE37 8AW

welcome to

Swaffham Road, Cockley Cley, Swaffham

A very well-presented 3 bedroom semi-detached home, occupying a delightful, non-estate village location with countryside views to the rear. Benefitting from a garden room extension to further enhance the living accommodation and offer far reaching field views to the rear.



Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, engineered oak wood flooring, radiator, UPVC double glazed window to the side aspect, door opening to the kitchen and a further door opening to:

Lounge

Feature fireplace with inset wood burning stove and tiled hearth, engineered oak wood flooring, television point, radiator, UPVC double glazed window to the front aspect.

Kitchen

A comprehensive range of floor mounted fitted kitchen units with wooded work surfaces over, inset ceramic Butler sink unit with flexi spray kitchen tap, built-in double electric oven, ceramic hob with cooker hood over, space for American style fridge-freezer, radiator, ceiling spotlights, tiled flooring, under stair storage cupboard, door opening to:

Rear Lobby

Door opening to the garden.

Garden Room

Open from the kitchen, vertical radiator, television point, tiled flooring, ceiling spotlights, roof skylight, double glazed bi-folding door opening to the garden, UPVC double glazed window to the side aspect.

First Floor Landing

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

Bedroom 1

Built-in storage cupboard, radiator, wooden flooring, UPVC double glazed window overlooking the rear aspect and offering far reaching field views.

Bedroom 2

Radiator, wooden flooring, television point, UPVC double glazed window overlooking the front aspect

Bedroom 3

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

Outside

Accessed by a timber five bar gate, the front of the property has a gravelled driveway and turning spur, providing off-road parking with a stocked border area. A hard landscaped pathway leads to the front entrance door. To the side elevation, there is a bespoke timber garage.

Immediately behind the property and accessed from the garden room, there is a patio seating area. The rest of the garden is laid to lawn which backs onto fields and is interspersed with established trees, a timber garden storage shed and a disused greenhouse.

Garage

Of timber construction, the detached garage has an electric roller door along with power and lighting.

Location

The small village of Cockley Cley is a semi-rural village situated approximately 4 miles from the market town of Swaffham, 13 miles from Downham Market and under 32 miles from the City of Norwich. The village boasts the popular Twenty Churchwardens public house, a playing field, which is located behind this property, and St. Mary's Church, thought to be one of the oldest churches in the country.

Further amenities and facilities can be found in Swaffham, which is located approximately 28 miles from the coastal town of Hunstanton and 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

supermarkets 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 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:

Leave Swaffham via Cley Road and continue along this road approximately 3.5 miles until reaching the village of Cockley Cley. As you enter the village, the property will be found straight along on the right hand side identified by our William H Brown for sale board.



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welcome to

Swaffham Road, Cockley Cley, Swaffham

- Beautifully presented 3 bedroom semi-detached house
- Rear extension garden room
- Lounge with inset wood burning stove
- Modern fitted kitchen and bathroom
- Generous rear gardens with stunning field views

Tenure: Freehold EPC Rating: Awaited



£270,000

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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Property Ref:
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