



Haspalls Road, Swaffham, PE37 7NZ

welcome to

Haspalls Road, Swaffham

A rare opportunity to purchase this individual NON-ESTATE 4 bedroom detached family home, located within easy reach of Swaffham town centre amenities and facilities. The property boasts a generous 24" lounge open to the dining room, garden room, study, solar panels and much more!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Porch

UPVC double glazed windows to front aspect, internal door opening to:

Entrance Hall

Radiator, wooden flooring, storage cupboard, doors opening to lounge and cloakroom w.c

Ground Floor Cloakroom W.C

Suite comprising low level w.c, pedestal hand wash basin with tiled splash backs, radiator, double glazed obscure glass window to the front aspect.

Lounge

24' 5" x 12' 1" (7.44m x 3.68m)

This dual-aspect lounge boasts carpet flooring, television point, inset wood burner, inset ceiling lighting, partially glazed French doors opening to the garden room, stair case rising to the first floor landing, internal doors opening to the kitchen and study room, open plan to the dining room

Dining Room

10' 4" x 9' 10" (3.15m x 3.00m)

Radiator, wood effect flooring. UPVC double glazed window to the side aspect, internal door opening to:

Kitchen / Breakfast Room

11' 2" x 9' 11" (3.40m x 3.02m)

A range of floor and wall mounted modern kitchen units with contrasting work surfaces over, stainless steel sink and drainer unit with swan-neck mixer tap over and fitted waste disposal unit, integrated double oven, induction hob with extractor hood over, space for a free-standing fridge/freezer, vinyl flooring, television point, walk-in pantry cupboard, UPVC double glazed windows to the side aspect.

Utility

7' 6" x 4' 9" (2.29m x 1.45m)

Tiled flooring, floor mounted units with work surfaces over, wall mounted shelving, UPVC double glazed window to front aspect, UPVC part entrance door opening to side aspect.

Study

10' 11" x 9' 10" (3.33m x 3.00m)

Carpet flooring, radiator, television point, UPVC double glazed windows to the front and side aspect.

Garden Room

17' x 7' 5" (5.18m x 2.26m)

Tiled flooring, television point, UPVC double glazed bi-fold doors opening to the generous garden plot, UPVC part glazed external door opens to the side aspect of the property.

First Floor Landing

Carpet flooring, radiator, two built-in storage cupboards, internal doors opening to all first floor rooms.

Master Bedroom

16' 11" x 11' (5.16m x 3.35m)

Carpet flooring, radiator, television point, UPVC double glazed window to side aspect, internal door opening to:

En Suite Shower Room

11' 2" x 5' 5" (3.40m x 1.65m)

Suite comprising low level w.c, hand wash basin, walk in double shower cubicle with mains connected shower, part tiled walls, radiator, wall mounted cabinet and mirror, UPVC double glazed obscure glass windows overlooking the side aspect.

Bedroom 2

10' 6" x 9' 5" (3.20m x 2.87m)

Carpet flooring, radiator, UPVC double glazed window to side aspect.

Bedroom 3

12' 5" x 10' 2" (3.78m x 3.10m)

Carpet flooring, radiator, UPVC double glazed window to side aspect.

Bedroom 4

12' 5" x 10' 2" (3.78m x 3.10m)

Carpet flooring, radiator, television point, UPVC double glazed window to side aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, shower cubicle with mains connected shower, panelled bath with mixer tap and hand held shower attachment, part tiled

walls, heated towel rail, wall mounted fitted mirror, UPVC double glazed obscure glass windows overlooking the side aspect.

Outside

The property is approached via timber five bar gate opening to a large brickweave driveway, which provides ample off-road parking for numerous vehicles and access to the garage, hedging to the front provides screening from the road, the front further benefits from external lighting and a pathway to the rear.

The delightful rear garden is laid mainly to lawn with beautifully manicured plant, shrub and flower bed borders to one side with a fenced vegetable patch and fruit trees to the other side, a large sandstone patio and has a mature hedge boundary at the foot of the generous plot, a selection of attractive trees are scattered around the garden which has a paved walkway to the bottom of the garden, which has gated access to Haspalls Road. The rear garden also benefits from external lighting, a timber garden shed and a greenhouse.

The property further benefits from 16 4kW solar panels with an iboost to control the hot water and heating.

Double Garage

Electric double entrance doors to the front aspect, UPVC double glazed window and personal door opening into the rear garden, power sockets and lighting connected.

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 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.

Council Tax Band

This property is Council Tax band E.

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



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welcome to

Haspalls Road, Swaffham

- A substantial 4 bedroom individual built detached family home
- Well-proportioned living accommodation
- 3 reception rooms & a further garden room
- En suite shower room, 4-piece bathroom suite & ground floor cloakroom w.c
- Stunning rear garden which if fully enclosed and is perfect for entertaining

Tenure: Freehold EPC Rating: C



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

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM108153 - 0006

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