



Redland Road, Swaffham, PE37 8GS

welcome to

Redland Road, Swaffham

Offering modern living and within easy reach of Swaffham town centre amenities, we are pleased to present this 3 bedroom semi-detached family home. The property further boasts an en suite shower room, ground floor w.c, enclosed rear garden, off-road parking and much more!



Accommodation:

UPVC external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, wood effect flooring, doors opening to the kitchen and lounge, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, tiled splash backs, radiator, tiled flooring, extractor fan.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer, tiled splash backs and surrounds, built-in electric oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge-freezer, space for small dining table, radiator, UPVC double glazed window to the front aspect.

Lounge

15' 5" x 12' (4.70m x 3.66m)

Radiator, television and telephone points, carpet flooring, UPVC double glazed window to the rear aspect, UPVC double glazed doors opening to the rear garden.

First Floor Landing

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

Bedroom 1

9' 9" to wardrobe x 9' 3" (2.97m to wardrobe x 2.82m)

Built-in wardrobes with sliding mirrored doors, radiator, television and telephone points, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and shower cubicle, radiator, UPVC double glazed

window overlooking the front aspect.

Bedroom 2

10' 10" x 8' 8" (3.30m x 2.64m)

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

Bedroom 3

12' 1" x 6' 7" (3.68m x 2.01m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with mixer taps and shower over, tiled splash backs and surrounds, radiator, extractor fan.

Outside

To the front of the property, there is a small garden area with steps leading up to the main entrance door.

The rear garden boasts a paved patio area, ideal for entertaining friends and family in the summer evenings, together with a lawned garden area and timber garden storage shed with a fenced boundary. A timber side access gate leads to the parking area.

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 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:

From the William H Brown Swaffham office, proceed along L Street past McColls and at the traffic lights, turn right and continue south out of town along London Street, which merges onto Brandon Road. Proceed to the round-a-bout and take the first exit onto Redlands Road, where the property can be found on the right hand side, identified by our William H Brown For Sale board.



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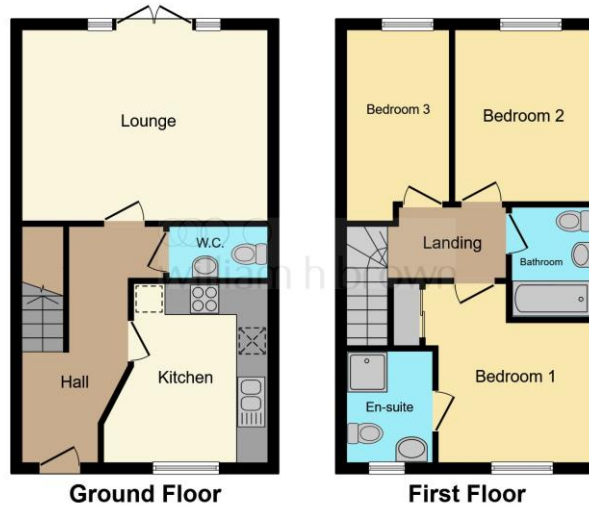
welcome to

Redland Road, Swaffham

- Modern 3 bedroom semi-detached house
- Lounge with French doors opening to the rear garden
- Contemporary fitted kitchen with space for a table
- En suite shower room & separate family bathroom
- Ground floor cloakroom w.c

Tenure: Freehold EPC Rating: C

£250,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110357 - 0002

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