



Brancaster Way, Swaffham, PE37 7RY

welcome to

Brancaster Way, Swaffham

A good size family home, located in a popular area, close to Swaffham town centre amenities and local schools. Further benefiting from a spacious dual aspect lounge, downstairs w.c and family bathroom, well-established, rear garden with far reaching field views, driveway parking, garage and more...



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Stairs rising to first floor, carpet flooring, radiator, under stair storage cupboard, Internal doors opening to lounge, kitchen and a further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, vinyl flooring, UPVC double glazed obscure glass window to the front aspect.

Lounge / Dining Room

23' 7" x 11' 3" (7.19m x 3.43m)

Feature electric fireplace with tile hearth, carpet flooring, radiator, television point, space for the dining table, UPVC window to front aspect and UPVC double glazed French doors opening to the rear garden.

Kitchen

10' x 9' 2" (3.05m x 2.79m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tile splash backs, space for an electric cooker, space under counter fridge & freezer, space and plumbing for a dishwasher, windows to the rear aspect, part glazed entrance door opening to the conservatory.

Conservatory

9' 4" x 5' 2" (2.84m x 1.57m)

Of brick built construction with UPVC double glazed windows overlooking the generous garden plot and countryside field views, along with plumbing for the washing machine.

First Floor Landing

Carpet flooring, Internal doors opening to all rooms,

Bedroom 1

10' 5" x 9' 3" (3.17m x 2.82m)

Carpet flooring, radiator, UPVC window to rear aspect.

Bedroom 2

11' 4" x 11' 6" (3.45m x 3.51m)

Carpet flooring, radiator, UPVC window to front aspect.

Bedroom 3

11' 6" Max x 8' 10" (3.51m Max x 2.69m)

Carpet flooring, radiator, UPVC window to rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with electric shower over, part tiled walls, radiator, vinyl flooring, storage cupboard, UPVC double glazed window overlooking the front aspect.

Outside

The front of the property offers a well maintained lawned area with a small selection of plants and shrubs, a side driveway gives access to the garage, along with a pathway leading to the front entrance, A timber gate offers access to the rear garden.

To the rear of the property sit a generous garden plot which has been well-maintained with manicured lawns, shrubs and a patio area, perfect for taking in the far reaching countryside field views.

Garage

The garage provides access from the front via an up and over doors, the garage offers ample storage and plenty space for a vehicle or 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 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 Morrisons and at the traffic lights, turn right and continue to the mini round-a-bout. Proceed straight over, taking Cley Road to the side of the White Hart public house and continue along out of town passing the recreation ground on the left hand side. Pass the turning for the Southlands development and take the next left hand turn into Wolfertor Drive. Take the first right hand turn into Brancaster Way and then take the first right hand turn, also Brancaster Way, where the property can be found on the left hand side.



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welcome to

Brancaster Way, Swaffham

- NO ONWARD CHAIN!
- 3 Bedroom link detached home
- Dual aspect lounge/diner with feature electric fireplace
- UPVC double glazed windows and Gas fired central heating
- Downstairs cloakroom and family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: 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.localagent.com

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110243 - 0008

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