



Ringlet Road, Swaffham, PE37 8JT

welcome to

Ringlet Road, Swaffham

A stunning and spacious 'A' rated 4 double bedroom detached home, located within the sought-after Swans Nest development. Offering an open-plan ground floor living, kitchen with integrated appliances, central island, en suite shower room, enclosed gardens with pool, double garage & more!!



Accommodation

Composite external entrance door opening to:

Entrance Hall

Storage cupboard with hubs for fibre broadband, radiator, fixed full height UPVC triple glazed window to the front aspect, door opening to the open plan living area, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, tiled flooring, part tiled walls, UPVC triple glazed window to the front aspect.

Lounge / Dining Room

20' 8" x 13' 5" (6.30m x 4.09m)

Radiator, television and telephone points, inset ceiling lights, Karndean herringbone flooring staircase leading to first floor landing, under stair storage, cedar wood room divider, triple aspect with two sets of UPVC double glazed French doors opening to the rear as well as UPVC triple glazed window to the front and side aspect.

Kitchen

13' 6" x 13' 5" (4.11m x 4.09m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, central island with ceramic hob and ceiling extractor, inset sink and drainer with mixer tap, built-in double eye-level Bosch electric oven and microwave, integrated Bosch fridge-freezer, integrated Bosch dishwasher, radiator, television point, Karndean herringbone flooring, inset ceiling spotlights, UPVC double glazed French doors opening to the rear with UPVC triple glazed side panel

Utility Room

7' 10" x 6' 7" (2.39m x 2.01m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, Karndean herringbone flooring, concealed gas boiler, UPVC double glazed external entrance door opening to the side aspect.

First Floor Landing

Large airing cupboard, loft access, wooden flooring, UPVC triple glazed window overlooking the front aspect, doors opening to all bedrooms and the family shower room.

Master Bedroom

14' 1" x 10' 2" (4.29m x 3.10m)

Radiator, television and telephone points, wooden flooring, dual aspect UPVC triple glazed window overlooking the rear and side, open to:

Walk-In Dressing Room

Wooden flooring, his & hers wardrobes, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin, double shower cubicle with glazed sliding doors and mains connected shower attachment, part tiled walls, heated towel rail, fitted mirror, inset ceiling spotlights, UPVC triple glazed window to the rear aspect.

Bedroom 2

16' max x 10' 4" max (4.88m max x 3.15m max)

Radiator, television point, wooden flooring, UPVC triple glazed window overlooking the rear aspect.

Bedroom 3

13' 6" x 10' (4.11m x 3.05m)

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

Bedroom 4

12' 1" x 10' (3.68m x 3.05m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with mixer tap over, part tiled walls, heated towel rail, inset ceiling spotlights, UPVC triple glazed window to the front aspect.

Outside

The property is approached via a block-paved driveway, which provides side by side off-road parking for 4 vehicles and access to the double garage. The front garden is set with a selection of flowers and plants with a pathway leading to the front entrance door.

A timber gate leads into the south facing and fully enclosed rear garden, which is a particular feature of this property as it boasts an outdoor pool (installed by Wensum pool), the garden is partly laid to lawn with a paved patio seating area, outside tap, external lighting and a personal door opening to the detached double garage.

Detached Double Garage

19' 7" x 19' 7" (5.97m x 5.97m)

Electric up and over double door, personal door opening into the rear garden, power and lighting connected.

Council Tax Band

This property is Council Tax band E.

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 towards the south of the town towards London Street. Continue south out of town along London Street. This road merges onto Brandon Road. Pass the Nicholas Hammond Academy and Swaffham Junior School and take the left hand turn onto Otter Road. Continue around the bend and take the left hand turn onto Ringlet Road. Continue to the end of the road and the property can be found on the right hand side.



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welcome to

Ringlet Road, Swaffham

- Contemporary and spacious 4 double bedroom detached house
- Triple aspect lounge with two sets of French doors opening to the garden
- Kitchen with integrated appliances and central island: separate utility room with gas boiler
- Master bedroom with walk-in dressing room and en suite shower room
- 'A' rated energy efficiency with UPVC triple glazed windows, solar PV

Tenure: Freehold EPC Rating: A
Council Tax Band: E

£475,000



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:
SFM109899 - 0008

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