



Shepherds Fold, Swaffham, PE37 7TR

welcome to

Shepherds Fold, Swaffham

An extremely well-proportioned 5 bedroom detached home, located within the historic market town of Swaffham. This stunning home boasts a modern kitchen with integrated appliances, large lounge, dining room, shower room, family bathroom, ground floor cloakroom with new boiler, integral garage & more!



Accommodation

UPVC part composite external entrance door opening to:

Entrance Porch

UPVC double glazed window to side aspect, internal single glazed door opening to:

Lounge

22' 11" x 10' 6" (6.99m x 3.20m)

Feature electric fireplace with decorative surround and hearth, two radiators, oak flooring, television point, UPVC box-bay window to the front aspect, staircase leading to the first floor landing, opening to:

Dining Room

8' 10" x 8' 10" (2.69m x 2.69m)

Radiator, oak flooring, UPVC double glazed sliding patio style doors opening to the garden.

Kitchen

9' x 8' 6" (2.74m x 2.59m)

A comprehensive range of shaker style wall and floor mounted fitted kitchen units with work surfaces over, sink and drainer with mixer tap, tiled splash backs and surrounds, range style cooker remaining for the new owners with extractor fan over, integrated dishwasher, radiator, tiled flooring.

Utility

A further extension of the shaker style fitted kitchen units work surfaces over, integrated fridge/freezer, radiator, tiled flooring, UPVC entrance door to the garden.

Ground Floor W.C

Suite comprising newmy installed wall mounted boiler with 8 years warranty remaining, low level w.c and vanity hand wash basin with storage under, tiled flooring, plumbing for a washing machine, part tiled walls, two UPVC double glazed obscure glass window to the side aspect.

First Floor Landing

Airing cupboard, carpet flooring, loft access, doors opening to all bedrooms, the shower room and the family bathroom.

Master Bedroom

11' 8" x 10' 1" (3.56m x 3.07m)

Built-in double wardrobes with mirrored sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

8' 11" x 8' 11" (2.72m x 2.72m)

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

Bedroom 3

9' 2" x 8' 9" (2.79m x 2.67m)

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

Bedroom 4

8' 9" x 8' 4" (2.67m x 2.54m)

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

Bedroom 5

9' 2" x 6' (2.79m x 1.83m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mixer tap, part tiled walls and tiled flooring, radiator, UPVC double glazed obscure glass window overlooking the side aspect.

Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle with electric shower over, fully tiled walls and tiled flooring, towel rail, shaving point, fitted bathroom mirror, extractor fan.

Outside

To the front of the property, there is a brickweave driveway providing side by side off road parking and access to the integral garage. A well-manicured lawn and shrub garden and external lighting completes the frontage. A side access gate leads into the rear garden.

The attractive enclosed rear garden is laid mainly to lawn with a paved patio seating area, well-stocked border areas

with an array of plants and shrub beds, the enclosed garden has external lighting, an outside tap and offers a good degree of privacy.

Garage

Electric roller door, power sockets and lighting.

Location

Swaffham is an 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 D.

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, pass Morrisons Daily and at the traffic lights, turn right and continue to the mini roundabout. Take the first exit onto London Street and proceed to the next mini roundabout. Continue straight over and proceed south out of town along London Street. Take the left hand turn onto Watton Road and continue along, taking the left hand turn onto Heathlands. Take the first right hand turn onto Shepherds Fold and the property will be found at the end on the right hand side.



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welcome to

Shepherds Fold, Swaffham

- Substantial 5 bedroom detached house
- Presented in excellent condition throughout
- Large lounge, separate dining room and large kitchen
- Shower room, family bathroom and ground floor cloakroom w.c with newly installed boiler
- UPVC double glazed windows and gas fired central heating

Tenure: Freehold EPC Rating: D
Council Tax Band: D

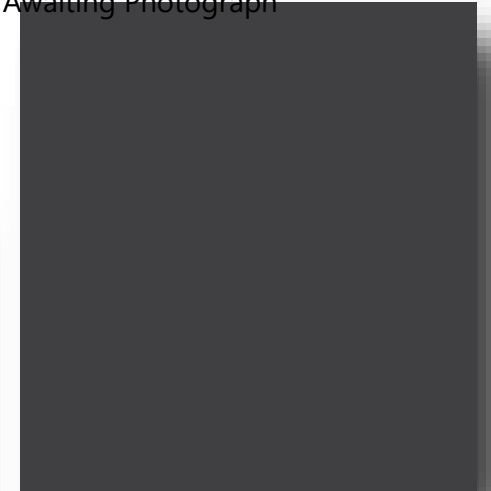
£350,000



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



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM109854 - 0002

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