



Aldiss Close, Swaffham, PE37 7UG

welcome to

Aldiss Close, Swaffham

An extremely well-proportioned 4 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, integral garage & more!



Accommodation:

UPVC part composite external entrance door opening to:

Entrance Porch

External entrance door to front door.

Entrance Hall

Wooden flooring, thermostat, internal doors opening to all rooms, stairs rising to first floor.

Lounge

17' 1" x 10' 8" (5.21m x 3.25m)

Carpet flooring, feature fireplace, radiator, television point, UPVC double glazed window to front aspect, french doors opening to dining room.

Dining Room

10' 9" x 12' 7" (3.28m x 3.84m)

Carpet flooring, radiator, UPVC sliding doors opening to conservatory and an internal door opening to the kitchen.

Kitchen

14' 3" x 9' 3" (4.34m x 2.82m)

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, integrated double oven, gas hob with cooker hood over, space for a washing machine, radiator, wooden flooring, UPVC double glazed window to rear aspect and UPVC part glazed door opening to rear aspect.

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin, wooden flooring, tiled splashbacks, UPVC double glazed obscure glass window to the side aspect.

Conservatory

11' 11" x 9' 11" (3.63m x 3.02m)

Of brick base and UPVC double glazed construction with, wooden flooring and french doors opening to the garden.

Upstairs Landing

Carpet flooring, radiator, internal doors opening to all rooms.

Master Bedroom

17' 1" x 10' 7" To Wardrobes (5.21m x 3.23m To

Wardrobes)

Built-in double wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect, internal door opening to:

Ensuite

Suite comprising low level w.c, hand wash basin, walk in shower cubicle, part tiled walls and tiled flooring, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

Bedroom 2

14' 5" x 7' 9" (4.39m x 2.36m)

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

Bedroom 3

10' 8" x 7' 8" (3.25m x 2.34m)

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

Bedroom 4

12' 8" x 8' 1" Max (3.86m x 2.46m Max)

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 rear aspect.

Outside

To the front of the property, there is a brickweave driveway providing off road parking and access to the integral garage. An easy to maintain shingle front garden completes the frontage. A side access gate leads into the rear garden.

The attractive split level, 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, external lighting, a good sized timber workshop (19'2

x 11'3) with power and light connected, an outside tap and offers a good degree of privacy.

Garage

17' x 8' 1" (5.18m x 2.46m)

Up and over roller door, power sockets and lighting, integral door to inner hallway.

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 third right hand turn and the property will be found on the right hand side.



view this property online williamhbrown.co.uk/Property/SFM110401



welcome to

Aldiss Close, Swaffham

- Substantial 4 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
- UPVC double glazed windows and gas fired central heating

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



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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM110401](https://www.williamhbrown.co.uk/Property/SFM110401)



Property Ref:
SFM110401 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)