



Coronation Grove, Swaffham, PE37 7NA

welcome to

Coronation Grove, Swaffham

A good size family home, located in a popular area, close to Swaffham town centre amenities and local schools. Further benefiting from a large lounge, separate dining room, downstairs w.c and family bathroom, generous rear garden, integral garage, driveway parking and more!



Accommodation:

Part glazed entrance door opening to:

Entrance Hall

Radiator, carpet flooring, stair case rising to first floor landing, internal door opening to kitchen and further door opening to:

Lounge

16' 4" x 12' 5" (4.98m x 3.78m)

Brick built feature fireplace with tiled hearth, carpet flooring, radiator, television point, double glazed window to front aspect, open brick archway to:

Dining Room

9' 10" x 8' 2" (3.00m x 2.49m)

Radiator, carpet flooring, double glazed sliding doors opening to the garden, internal door opening to:

Kitchen

18' Max x 10' 2" (5.49m Max x 3.10m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with swan-neck mixer tap, tile splash backs and surrounds, integrated electric oven with hob and cooker hood over, space for a fridge/freezer, under stairs storage cupboard, double glazed windows to the rear aspect.

Utility Room

9' 11" Max x 5' 10" Min (3.02m Max x 1.78m Min)

Floor mounted storage units with work surfaces over, inset stainless steel sink and drainer, space and plumbing for a washing machine, double glazed window to rear aspect, door opening to the garage and a further door opening to:

Ground Floor Cloakroom W.C

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

First Floor Landing

Radiator, carpet flooring, storage cupboard, loft access, Internal doors opening to all rooms,

Bedroom 1

11' 4" x 10' 10" (3.45m x 3.30m)

Carpet flooring, radiator, double glazed window to front aspect.

Bedroom 2

10' 7" x 9' 9" (3.23m x 2.97m)

Built-in wardrobes, carpet flooring, radiator, double glazed window to rear aspect.

Bedroom 3

9' 9" x 8' (2.97m x 2.44m)

Carpet flooring, radiator, double glazed window to front aspect.

Family Bathroom

10' 5" x 7' 7" (3.17m x 2.31m)

Five piece bathroom suite comprising low level w.c, hand wash basin, bidet, panelled bath with mixer tap, separate walk-in shower cubicle, fully tiled walls, two radiators, storage cupboard, double glazed window overlooking the rear aspect.

Outside

Accessed through double wrought iron gates, the front of the property offers a lovely lawned area with a selection of plants, shrubs and flowers, along with well stocked borders, a small selection of trees and front hedging. A side driveway gives access to the integral garage and the front entrance,

The rear of the property sit a generous garden plot which has been hard-landscaped with a small manicured lawn area, some raised flower beds to the rear, a decked seating area and retained fencing complete the rear garden.

Garage

19' 3" x 9' 3" (5.87m x 2.82m)

Up and over door, power sockets, lighting and personal door leading to the utility.

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 Lynn Street, heading out of town, and just before the petrol station on the right hand side, take the right hand turn onto West Acre Road. Take the second right hand turn onto Coronation Grove. The property will be found on the left hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Coronation Grove, Swaffham

- 3 bedroom detached house
- Large lounge and dining room
- Fitted kitchen and utility room
- Five-piece family bathroom and ground floor cloakroom w.c
- Generous front and rear gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D



£270,000

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:
SFM110407 - 0004

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