



Pedlars Grove, Swaffham, PE37 7HN

welcome to

Pedlars Grove, Swaffham

Offered for sale with NO ONWARD CHAIN and presented in excellent decorative order, you could move straight into this 2 bedroom semi-detached house! Occupying a location close to Swaffham town centre, yet tucked away from the busy market place, this home must be viewed!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Wooden flooring, stairs rising to first floor, doorway opening to:

Lounge

13' 2" Max x 12' 6" (4.01m Max x 3.81m)

Wooden flooring, radiator, under stairs storage cupboard, television point, UPVC double glazed window with bespoke blinds to front aspect.

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)

A range of floor and wall mounted units with work surfaces over, composite sink and drainer with swan-neck mixer tap over, integrated electric oven with gas hob over, space and plumbing for a washing machine, integrated fridge/freezer, wine rack, tiled flooring, UPVC double glazed window to rear aspect. At the end of the hall there is a UPVC part glazed external door opening to the side aspect and giving access to the rear garden.

Study

Wooden flooring, telephone point, UPVC double glazed window to rear aspect.

First Floor Landing

Carpet flooring, UPVC double glazed window to side aspect, internal doors opening to all rooms.

Bedroom 1

17' 7" Max x 9' 2" Max (5.36m Max x 2.79m Max)

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

Bedroom 2

10' 11" x 8' 2" (3.33m x 2.49m)

Wooden flooring, radiator, telephone point, UPVC double glazed window to rear aspect.

Family Bathroom

Suite Comprising low level w.c, vanity hand wash unit

with storage under, tiled bath with central mixer tap, oversized walk-in shower cubicle with fully tiled walls, rainfall shower head and additional handheld shower head, half height tiled walls and tiled flooring, heated towel rail, UPVC double glazed window to the rear aspect.

Outside

the front of the property is set with hard landscape, providing a gravelled driveway and leading to the front entrance door, a timber access gate opens to the rear garden.

The rear boasts a generous garden plot, laid mainly to lawn with a patio seating area outside the rear of the property. A metal storage shed sits to the side next to a timber built shed, both on concrete bases. The garden is bordered by established plants, shrubs and trees.

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 hours' drive 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, 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 A.

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, follow the road down to the traffic lights and take the left hand turn onto Station Street. Proceed along and take the first right hand turn sign posted for the cottage hospital. Turn immediately right onto Pedlars Grove and the property can be found at the bottom of the cul de sac, identified by our William H Brown "For Sale" board.



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welcome to

Pedlars Grove, Swaffham

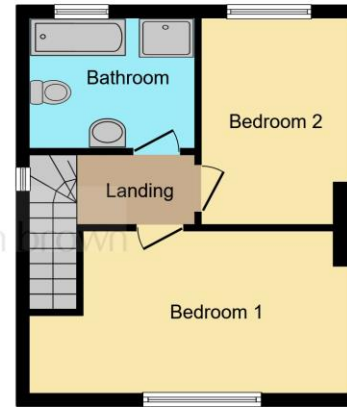
- 2 Bedroom semi-detached house
- Modern fitted kitchen
- Modern bathroom with additional shower cubicle
- Driveway providing off road parking
- Generous garden plot
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Ground Floor



First Floor

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

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109612 - 0002

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