



**Excalibur Drive, Swaffham, PE37 8FW**

**welcome to**

**Excalibur Drive, Swaffham**

>> MOVE STRAIGHT IN!! This three year old 4 bedroom detached home occupies a delightful edge of town development location, within easy reach of Swaffham town centre. Boasting an open-plan kitchen/dining room, utility room, en-suite shower room, enclosed rear garden, garage and more!





**Accommodation:**

Composite part glazed entrance door opening to:

**Entrance Hall**

Carpet flooring, radiator, staircase rising to first floor, internal door opening to:

**Lounge**

15' 8" x 11' 1" ( 4.78m x 3.38m )

Wooden flooring, television point, radiator, spotlights, smooth ceilings, under stairs storage cupboard, telephone and Internet points, UPVC double glazed window to front aspect, double doors opening to:

**Kitchen/Dining Area**

17' 4" x 10' 3" ( 5.28m x 3.12m )

A range of floor and wall mounted fitted kitchen units with work surfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap over, tiled splashbacks, integrated electric oven with gas hob and cooker hood over, integrated dishwasher, breakfast bar, radiator, spotlights, wooden flooring, smooth ceilings, UPVC double glazed window to rear aspect, UPVC double glazed French doors opening to the rear garden and an internal door opening to:

**Utility Room**

Floor mounted matching kitchen units with work surfaces over, integrated washing machine, wall mounted combi boiler, UPVC double glazed door opening to the garden and internal door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin, radiator, vinyl flooring, UPVC obscure glass window to side aspect.

**First Floor Landing**

Carpet flooring, built in storage cupboard, loft access, internal doors opening to all rooms.

**Master Bedroom**

11' 5" x 10' 4" ( 3.48m x 3.15m )

Carpet flooring, radiator, television point, built-in

wardrobes, UPVC double glazed window to the front aspect, internal door opening to:

**En Suite Shower Room**

Suite comprising low level w.c, hand wash basin, glazed shower cubicle with mains connected shower over, radiator, part tiled walls, UPVC obscure glass window to side aspect.

**Bedroom 2**

12' 2" x 9' 3" ( 3.71m x 2.82m )

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to front aspect.

**Bedroom 3**

9' 9" x 7' 3" ( 2.97m x 2.21m )

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

**Bedroom 4**

9' 7" x 9' 3" ( 2.92m x 2.82m )

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to the rear aspect.

**Family Bathroom**

Suite comprising low level w.c, hand wash basin, panelled bath with mains connected shower and glazed screen, part tiled walls, radiator, vinyl flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

**Outside**

There is a front of the property is mainly hard landscaped with slate chipping's to the side set with a selection of plants and shrubs, a brickweave driveway provides off road parking and leads to the garage door, a further brickweave walkway leads to the front entrance door and side pathway and gate gives access into the rear garden.

The beautiful rear garden is laid mainly to artificial turf with a paved patio seating area to the front of the garden, outside tap, external lighting and is fully enclosed by a timber fence boundary. A good size timber workshop is located to the bottom of the garden which contains power and lighting.

**Timber Garden Workshop**

Of timber construction with power and lighting, UPVC double glazed windows and doors

**Garage**

15' 8" x 8' 5" ( 4.78m x 2.57m )

Up and over 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 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 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, proceed along L Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre and the road will merge onto Norwich Road. Take the left hand turn onto the Pedlars Meadow development. Continue along and take the second right hand turn on to private road of Excalibur Drive, the property will be found on the right hand side.



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welcome to

## Excalibur Drive, SWAFFHAM

- Stunning 4 bedroom detached family home
- Presented in excellent order throughout
- Open-plan kitchen/dining room with integrated appliances and French doors
- En suite shower room, family bathroom and ground floor cloakroom w.c
- Driveway parking, integral garage and good sized, enclosed rear garden with workshop

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£325,000**



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.localagent.com



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Property Ref:  
SFM110405 - 0003

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