



Sir Archdale Road, Swaffham, PE37 7JF

welcome to

Sir Archdale Road, Swaffham

A well presented 3 bedroom, three storey town house built by Abel Homes and located on the edge of Swaffham town. Boasting a spacious fitted kitchen with integrated appliances, en suite shower room, family bathroom & ground floor shower room, low maintenance rear garden and an integral garage!



Accommodation:

Composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, tiled flooring, composite external entrance door opening to the rear garden, door opening to the ground floor bedroom, integral door opening to the garage, further door opening to:

Ground Floor Shower Room

Suite comprising low level w.c, wall mounted hand wash basin with tiled splash backs and shower cubicle with inset tiling, radiator, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

Ground Floor Bedroom

10' 1" x 6' 11" (3.07m x 2.11m)
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

First Floor Landing

Staircase rising to the second floor landing, radiator, door opening to the kitchen/dining room, further door opening to:

Lounge / Dining Room

17' 2" max x 11' 2" (5.23m max x 3.40m)
Radiator, television and telephone points, hard wood flooring, two UPVC double glazed windows overlooking the rear aspect.

Kitchen

17' 2" max x 11' 2" (5.23m max x 3.40m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and gas hob with cooker hood over, integrated fridge-freezer, integrated dishwasher, plumbing for washing machine, concealed gas fired central heating boiler, radiator, hard wood flooring, inset ceiling spotlights, two UPVC double glazed windows

overlooking the front aspect.

Second Floor Landing

Built-in storage cupboard, loft access, doors opening to both bedrooms and the family bathroom.

Master Bedroom

13' 9" x 10' 6" (4.19m x 3.20m)
Built-in wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and shower cubicle with inset tiling, radiator, extractor fan, Velux style window.

Bedroom 2

9' 8" x 9' 4" (2.95m x 2.84m)
A range of fitted shelving, radiator, two Velux style windows.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with mixer taps and hand-held shower attachment over, part tiled walls, radiator, extractor fan, Velux style window.

Outside

To the front of the property, a brick-weave pathway provides access to the main entrance door and integral garage.

The enclosed, low maintenance rear garden is laid mainly to artificial lawn with a paved patio seating area, decorative slate chip borders, raised sleeper beds with some plants and shrubs and a rear access gate.

Integral Garage

18' 2" x 9' 7" (5.54m x 2.92m)
Electric up and over door to the front aspect, power and lighting connected, integral door opening to the entrance hallway.

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 L Street past McColls and at the traffic lights, turn left onto Station Street. Continue along this road, passing Tesco and the right hand turn into Admiral Wilson Way. Take the next right hand turn onto Sir Archdale Road and the property will be found further along on the left hand side.



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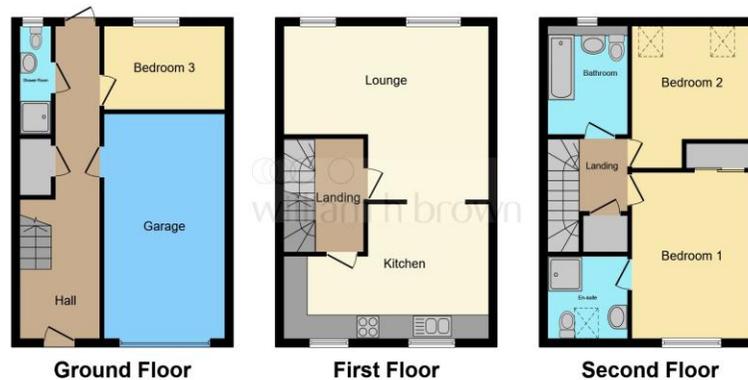
welcome to

Sir Archdale Road, Swaffham

- 3 bedroom three storey town house
- Modern fitted kitchen with integrated appliances
- En suite shower room, separate bathroom & ground floor shower room
- Enclosed, low maintenance rear garden
- Integral garage with electric up & over door

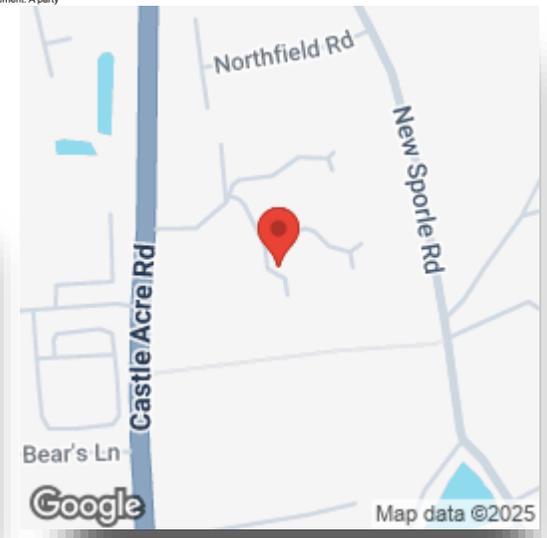
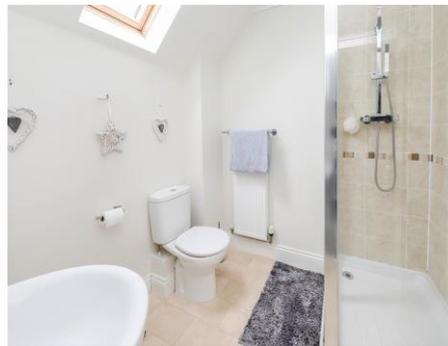
Tenure: Freehold EPC Rating: C

Council Tax Band: C



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

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110444 - 0006

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