



**Hercules Drive, Swaffham PE37 8FZ**



**welcome to**

## **Hercules Drive, Swaffham**

An extremely well presented 5 bedroom detached family home, situated on the edge of this family-friendly market town, offering easy access to the A47. Boasting contemporary accommodation with an open-plan kitchen/dining room, en-suite facilities, enclosed gardens, double garage and much more!



**Accommodation:**

Composite part glazed external entrance door opening to:

**Entrance Hall**

Staircase rising to the first floor landing, radiator, doors opening to the lounge, kitchen/family room, the dining room and further door opening to:

**Ground Floor W.C**

Suite comprising low level w.c, hand wash basin with tiled splash backs, radiator, extractor fan

**Lounge**

17' 3" x 11' 5" ( 5.26m x 3.48m )

Radiator, carpet flooring, television and media points, dual aspect UPVC double glazed windows to front and side aspect.

**Dining Room**

11' 8" x 9' 4" ( 3.56m x 2.84m )

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

**Kitchen / Dining Room**

28' x 9' 11" ( 8.53m x 3.02m )

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven and gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, radiator, tiled flooring, UPVC double glazed window to the rear aspect, space for a dining table, UPVC double glazed window to rear aspect, UPVC double glazed French doors opening to the rear garden, door opening to the utility room.

**Utility Room**

6' 11" x 5' 3" ( 2.11m x 1.60m )

A range of floor mounted fitted kitchen units with work surfaces over, space and plumbing for a washing machine, wall mounted gas boiler, external entrance door opening to the side aspect.

**First Floor Landing**

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

**Master Bedroom**

14' 4" x 9' 7" ( 4.37m x 2.92m )

Built-in wardrobe with mirrored sliding doors, radiator, carpet flooring, TV point, UPVC double glazed window overlooking the front aspect, door opening to:

**En-Suite Shower Room**

Suite comprising low level w.c, hand wash basin with tiled splashbacks and surrounds, glazed shower cubicle with tiled walls and mains connected shower, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

**Bedroom 2**

10' x 9' 2" ( 3.05m x 2.79m )

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

**Bedroom 3**

9' 11" x 9' 1" ( 3.02m x 2.77m )

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

**Bedroom 4**

10' x 11' 1" ( 3.05m x 3.38m )

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

**Bedroom 5**

9' 2" x 7' 5" ( 2.79m x 2.26m )

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 and shower unit over, radiator, part tiled walls, UPVC double glazed obscure glass window overlooking the side aspect.

**Outside**

To the front of the property, there is a wood chipped area with a selection of plants and shrubs, this continues around the side of the property and all the way to the double garage, a brickweave driveway provides sided-by-side off road parking in-front of the detached garage. A small walkway leads to the main entrance door, which also has an attractive storm porch.

Gated access leads into the enclosed rear garden, which has been hard landscaped, a paved patio seating area along with a small decked area to enhance this sun trap, the garden is fully enclosed by brick wall and retained fencing, the current owners have a selection of plant pots and raised plant beds and the garden is completed with an outside tap and an external power socket.

**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 is also only about an hours' drive away. Swaffham boasts ample free parking within the town and is also on an excellent bus route. There is 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 E.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

**Agents Note**

There is an annual charge for the upkeep and maintenance of the communal areas within this development. Further details can be obtained from the vendors solicitor at the time of purchase.

**directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn 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. The property will be found as the first house on the right hand side, identified by our William H Brown "For Sale" board.



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## Hercules Drive, Swaffham

- Contemporary 5 bedroom detached house
- Presented in excellent condition throughout
- Dual aspect front facing lounge
- Stunning 28' kitchen/dining room with French doors to the garden
- En suite shower room, family bathroom and ground floor cloakroom w.c

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

offers in excess of  
**£350,000**



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



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Property Ref:  
SFM108860 - 0003

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