



Ash Close, Swaffham, PE37 7NH

welcome to

Ash Close, Swaffham

>>VERSATILE LIVING - A stunning 4 double bedroom cottage, situated in the heart of Swaffham and presented in immaculate condition throughout. The period property is full of character and has an abundance potential for the future occupant to enjoy!!



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

Accommodation

Stunning brick and flint versatile period properties located in the heart of Swaffham town centre

Main Cottage

This period structure dates back to the late 1700' with a charming front elevation and contemporary rear following an outstanding renovation and re configuration in 2010, carried out to an excellent standard on behalf of the current owners who run a well regarded boutique hotel nearby. The building has a good size ground floor (approximately 27.79 sqm) with a living room, dining area, kitchen, cloakroom w.c and lobby.

Above are two bedrooms and are accessed via an external stone staircase with balcony terrace. Inside, they have private access with one located on each floor. The first floor has a dressing/seating area, bedroom area with freestanding pewter bath and separate en-suite shower room. This is complimented on the top floor by a further double bedroom, en suite shower room and offers beautiful views over the historic roof tops of the town to the church. The owners are prepared to discuss some items currently at the property may be available by separate negotiation. Conversion to a single residence is possible, subject to planning permission for change of use.

Cottage Measurements

Ground Floor

Living Area - 20'4" x 11'11"

Dining Area - 9'9" x 7'5"

Kitchen/Storage - 13'3" x 5'3"

W.C - 9'9" x 4'9"

First Floor

Baconomy Terrace - 13'3" x 5'5"

Bedroom/Sitting Area - 21'8" x 12'3"

Shower Room - 8'5" x 8'1"

Top Floor

Bedroom - 15'3" x 11'11"

Shower Room - 9'2" x 5'0"

2a Ash Close, Ground Floor

A generous, one bedroom contemporary styled ground floor apartment with a glazing entrance to kitchen/breakfast area with fitted kitchen, this is open plan to the living space suitable for a sitting room/dining room, a double bedroom and four piece bathroom.

Kitchen/Breakfast Room - 17'1" x 9'3"

Sitting/Dining Room - 23'4" x 16'11"

Bedroom - 16'11" x 14'6"

Bathroom - 12'10" x 8'10"

2a Ash Close, Top Floor

A stunning one bedroom first floor apartment accessed by a stone staircase to the balcony terrace, large sliding glazed doors lead to open plan living space (fitted kitchen, dining area and sitting room), the double bedroom, four piece bathroom suite and vaulted ceiling.

Balcony Terrace - 21'5" x 9'3"

Open Plan Living Area - 16'4" x 15'1"

Bedroom - 16'4" x 14'7"

Bathroom - 8'3" x 8'3"

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 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.

directions to this property:

From the William H Brown Swaffham office, you can walk to left hand side onto Ash Close and continue into Stratton's Hotel. Turn right where the property is located.



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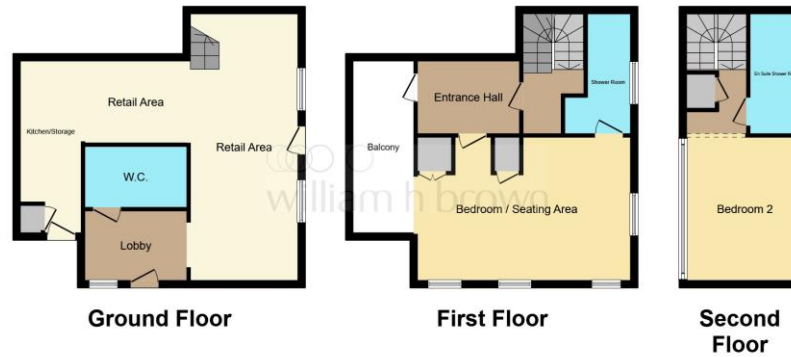


welcome to

Ash Close, Swaffham

- Beautifully presented 4 double bedroom cottage
- Versatile living accommodation
- En-suite facilities to all bedrooms
- Gas fired central heating
- Quiet location in the heart of the town

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted



£450,000

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Please note the marker reflects the postcode not the actual property

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Property Ref:
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