









welcome to

Ambleside, Swaffham

A well presented 'energy efficient' 3 bedroom detached home, located in a non-estate position just a short walk from Swaffham town centre. Boasting modern living with a fully fitted kitchen/breakfast room, en suite facilities, enclosed rear gardens, driveway, garage and more!













Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Tile flooring, staircase rising to the first floor landing, door opening to:

Lounge

17' x 14' 6" (5.18m x 4.42m)

Beautiful feature fireplace with inset log burning stove, tiled hearth and brick surround, under floor heating, television point, carpet flooring, UPVC double glazed window to front aspect.

Kitchen / Breakfast Room

14' x 12' (4.27m x 3.66m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer unit with swan neck mixer tap, built-in double oven and ceramic hob with glass splashback and concealed extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, tile flooring, inset ceiling spotlights, under floor heating, storage cupboard, UPVC double glazed window to the rear aspect, UPVC double glazed door to the garden.

Ground Floor Cloakroom

6' x 3' 1" (1.83m x 0.94m)

Suite comprising low level w.c, hand wash basin, tiled under floor heating, UPVC double glazed window to the rear aspect.

First Floor Landing

Carpet flooring, loft access, storage cupboards, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 10" x 10' 8" (3.91m x 3.25m)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to the en-suite shower room.

En Suite Shower Room

Suite comprising low level w.c, hand wash basin, tiled splash backs, tiled flooring, glazed shower cubicle with mains connected rainfall style shower and further shower attachment, fitted bathroom mirror, heated towel rail.

Bedroom 2

13' 1" x 9' 2" (3.99m x 2.79m) Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect

Bedroom 3

9' 10" x 7' 10" (3.00m x 2.39m) Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin with tiled splashbacks, panelled bath with mixer tap, glazed shower cubicle with mains connected rainfall style shower, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window overlooking the rear aspect.

Outside

Front garden is set to brickweave which leads around the side of the property and driveway, this leads to detached garage. an attractive plant bed contains flowers and plants, along with a pathway to the front entrance doors.

The rear garden is fully enclosed and a particular feature of the property, part laid to lawn and part hard landscaped, the garden offers entertainment areas, junior plants and flowers, a personal door gives access to the garage and the garden further benefits from external lighting and an outside tap.

Garage

Remote controlled electric roller door, lighting, power sockets, UPVC double glazed window and UPVC double glazed door into the garden.

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 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 a popular golf club. 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 band will be reviewed and may be subject to change.

directions to this property:

From the William H Brown Swaffham office, proceed along Li Street, pass Morrisons Daily and at the traffic lights, turn righ At the mini roundabout, take the first exit and continue soutl out of town along London Street. This road merges onto Brandon Road. Proceed along. The property will be found further along on the left hand side identified by the William I Brown for sale board.





welcome to

Ambleside, Swaffham

- GUIDE PRICE £300,000 £325,000
- Contemporary 3 bedroom detached house
- Enclosed rear garden, driveway parking and garage
- Modern fitted kitchen/breakfast room
- En suite shower room, family bathroom and ground floor w.c

Tenure: Freehold EPC Rating: B

Council Tax Band: C





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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 uron it is even inspection; I Pawared by uswey focaleant con-

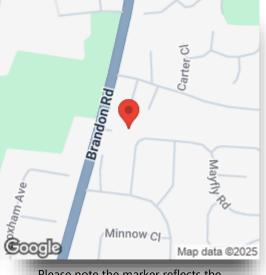
guide price

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110455



Property Ref: SFM110455 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.