



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

**welcome to**

**Excalibur Drive, Swaffham**

>> Ready to move into!! This three year old 3 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**

Laminate flooring, radiator, staircase rising to first floor, internal doors opening to all other ground floor rooms.

#### **Lounge**

12' 11" Max x 10' 9" Min ( 3.94m Max x 3.28m Min )  
Carpet flooring, television point, radiator, feature electric fireplace, telephone and Internet points, UPVC double glazed window to front aspect.

#### **Kitchen/Dining Area**

18' 1" x 9' 4" ( 5.51m x 2.84m )  
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:

#### **Conservatory**

8' 8" x 7' 8" ( 2.64m x 2.34m )  
Of brick and UPVC double glazed construction, internally coupled with laminate flooring, with French doors opening to the rear garden.

#### **Utility Room**

Floor mounted kitchen units with work surfaces over, space and plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, UPVC double glazed door opening to the garden.

#### **Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin, radiator, vinyl flooring, tiled splashbacks.

#### **First Floor Landing**

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

#### **Master Bedroom**

12' 2" x 11' 10" ( 3.71m x 3.61m )  
Carpet flooring, radiator, television point, 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 with storage under, glazed shower cubicle with mains connected shower over and fully tiled walls behind, radiator, part tiled walls, UPVC obscure glass window to front aspect.

#### **Bedroom 2**

9' 4" x 9' 3" ( 2.84m x 2.82m )  
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

#### **Bedroom 3**

9' 4" x 8' 6" ( 2.84m x 2.59m )  
Carpet flooring, radiator, UPVC double glazed window to 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 side aspect.

#### **Outside**

The front of the property is mainly hard landscaped with shingle beds to the front 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 rear garden is laid mainly to lawn with patio seating areas, decorative trees and brick built flower beds.

#### **Garage**

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.

#### **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.



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welcome to

## Excalibur Drive, SWAFFHAM

- Stunning 3 bedroom detached family home
- Presented in excellent order throughout
- Open-plan kitchen/dining room with integrated appliances
- En suite shower room, family bathroom and ground floor cloakroom w.c
- Driveway parking, garage and good sized, enclosed rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£300,000**



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:  
SFM109990 - 0003

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