



**Kendle Road, Swaffham, PE37 8GT**



**welcome to**

**Kendle Road, Swaffham**

>> Stunning family home! Offered to the market is this beautifully presented 4 bedroom detached home. Located within convenient reach of town amenities, this family-sized property boasts large kitchen/dining room with separate utility, off road parking and stunning field views!!



**Accommodation:**

Part glazed composite external entrance door with UPVC double glazed obscure glass panels opening to:

**Entrance Hall**

Turned staircase rising to the first floor landing with door to walk-in under-stairs storage cupboard, radiator, tiled flooring, doors opening to the lounge and open-plan kitchen/dining room, further door opening to:

**Ground Floor W.C**

Suite comprising close coupled w.c and pedestal hand wash basin, part tiled walls, radiator, tiled flooring, extractor fan.

**Lounge**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Radiator, television point, carpet flooring, dual aspect with UPVC double glazed window to the front aspect and UPVC double glazed French doors opening to the conservatory with two full-height UPVC double glazed windows.

**Conservatory**

9' 10" x 8' 2" ( 3.00m x 2.49m )

Of brick and UPVC double glazed structure, internally complemented by tiled flooring and double french doors opening to the rear garden. Perfect for your morning coffee or entertaining.

**Open-Plan Kitchen/Dining Room**

19' 8" x 10' Min ( 5.99m x 3.05m Min )

A comprehensive range of contemporary fitted kitchen units in white gloss finish with contrasting wood effect work surfaces and upstands over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, built-in eye-level double oven and microwave housed in wood effect kitchen units, fitted induction hob with stainless steel extractor hood over, integrated fridge-freezer, integrated dishwasher, radiator, tiled flooring, inset LED ceiling spotlights, dual aspect UPVC double glazed windows to the front and rear, open-plan square arch to:

**Utility Room**

A matching range of contemporary floor mounted fitted kitchen units with contrasting wood effect work surfaces and upstands over, concealed gas fired central heating boiler, space and plumbing for washing machine, radiator,

tiled flooring, part glazed composite external entrance door opening to the rear garden.

**First Floor Landing**

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

**Master Bedroom**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, with picturesque field views, door opening to:

**En Suite Shower Room**

Suite comprising close coupled w.c, pedestal hand wash basin and shower enclosure with inset tiling and shower unit, part tiled walls, radiator, extractor fan, UPVC double glazed obscure glass window overlooking the rear aspect.

**Bedroom 2**

10' 2" Max x 8' 8" Min ( 3.10m Max x 2.64m Min )

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, with stunning field views.

**Bedroom 3**

12' x 9' 8" ( 3.66m x 2.95m )

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

**Bedroom 4**

9' 11" x 10' 2" ( 3.02m x 3.10m )

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

**Family Bathroom**

Suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with hand-held shower attachment over, part tiled walls, radiator, tiled flooring, extractor fan, UPVC double glazed obscure glass window overlooking the front aspect.

**Outside**

To the front of the property, there is a lawned garden with a central paved pathway leading to the main entrance door with shrub bed borders and exterior lighting, A side block paved driveway provides off-road parking for up to three vehicles and access to the garage.

A side timber access gate leads into the enclosed, landscaped rear garden, which is laid mainly to lawn with paved patio seating areas, pathways and attractive decorative edging, coupled with raised, well-stocked planter beds, ornamental trees and retaining fencing. This wonderful family home also backs onto open countryside, providing picturesque views from the rear elevation and offers a south facing orientation.

**Garage**

Roller shutter door to the front aspect, personnel door opening to the rear garden, power and lighting connected.

**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 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 on the outskirts, 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 D.

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



**view this property online** [williamhbrown.co.uk/Property/SFM110557](http://williamhbrown.co.uk/Property/SFM110557)



welcome to

## Kendle Road, Swaffham

- Beautifully presented 4 bedroom detached house
- South facing landscaped rear garden with stunning field views
- Driveway parking for multiple vehicles and garage
- Dual aspect, open-plan kitchen/dining room with integrated appliances
- Dual aspect lounge with French doors to the conservatory

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**£400,000**



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



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110557](https://www.williamhbrown.co.uk/Property/SFM110557)



Property Ref:  
SFM110557 - 0005

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.

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.



william h brown



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)