



Lancaster Road, Swaffham, PE37 8GY

welcome to

Lancaster Road, Swaffham

A well presented 3 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, garage and much more!



Accommodation

UPVC part glazed composite door opening to:

Entrance Hall

radiator, UPVC double glazed window to side aspect, internal doors opening to all ground floor rooms, stairs rising to first floor.

Lounge

12' 10" x 12' 2" (3.91m x 3.71m)

Carpet flooring, radiator, UPVC double glazed window to front aspect, television point, telephone point.

Kitchen/Dining Area

18' 1" x 9' 3" (5.51m x 2.82m)

Kitchen

A range of floor and wall mounted units with work surfaces over, integrated fridge/freezer, tiled splashbacks, inset stainless steel sink and drainer with mixer tap over. integrated electric over with inset gas hob over, stainless steel splashback and stainless steel induction fan over, radiator, wood effect flooring, UPVC double glazed window to the rear aspect.

Dining Area

Wood effect flooring, UPVC double glazed French style doors opening to the rear garden.

Utility Room

6' 1" x 5' (1.85m x 1.52m)

Floor mounted units with work surfaces over, integrated washing machine, space for dryer, UPVC part glazed door opening to the side aspect, boiler.

Ground Floor W.C

Low level w.c and pedestal hand wash basin with stainless steel mixer tap, tiled splash backs, wood effect flooring, radiator.

First Floor Landing

Carpet flooring, radiator, doors opening to all first floor rooms.

Master Bedroom

12' 11" Max x 12' 2" Min (3.94m Max x 3.71m Min)

Carpet flooring, radiator, UPVC double glazed window to the front aspect, door opening to:

Ensuite Shower Room

Low level w.c, pedestal hand wash basin, with half height tiled walls, walk in shower cubicle with stainless steel, mains powered shower and fully tiled walls behind. Wood effect flooring, UPVC obscure glass double glazed window to front aspect.

Bedroom 2

9' 5" x 9' 2" (2.87m x 2.79m)

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

9' 6" x 8' 7" (2.90m x 2.62m)

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Family Bathroom

Low level w.c, pedestal hand wash basin with stainless steel mixer tap over, half height tiled walls, panelled bath with fully tiled walls behind, fitted shower screen, stainless steel mixer taps and additional hand held shower head over, wood effect flooring, extractor fan and UPVC obscure double glazed obscure glass window to the side aspect.

Outside

The property is approached by a brickweave driveway and ramp to the front door with lighting, also giving access to the external garage. There is a lawned area with an additional path providing access to the timber gate opening to the rear garden.

The rear garden is laid mainly to lawn with wooden sleeper built beds bordering a patio seating area.

Garage

Up and over door.

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 C.

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.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

directions to this property:

From the William H Brown office, approach the traffic lights : continue onto Mangate street, follow the road to Norwich Road and take the first left hand turn onto the Pedlars Meadow development. Follow the road all the way around and the property can be found on the right hand side, identified by a for sale board.



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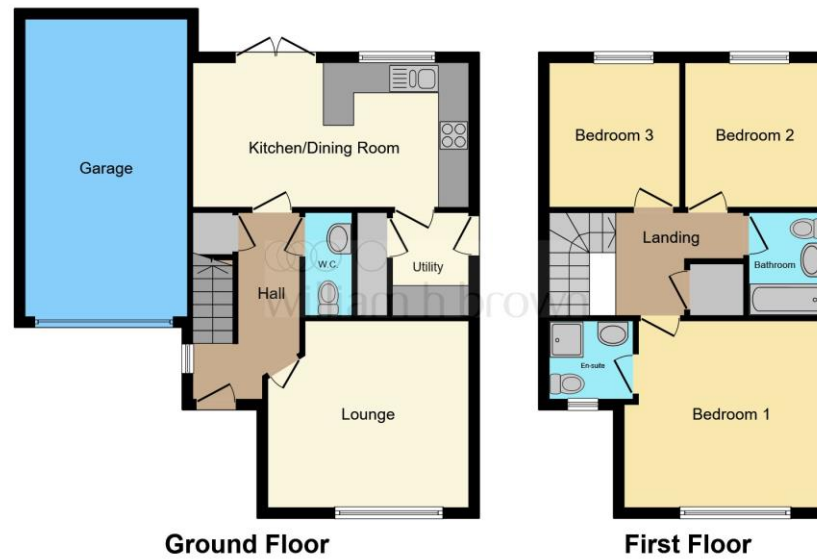


welcome to Lancaster Road, Swaffham

- 3 Bedroom detached family home
- Lounge/dining area with separate utility room
- Master bedroom with ensuite shower room
- Family bathroom and ground floor w.c
- Double Driveway and single garage

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

offers in excess of
£290,000



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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postcode not the actual property

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Property Ref:
SFM110575 - 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.



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