



**Theatre Street, Swaffham, PE37 7HF**

**welcome to**

## **Theatre Street, Swaffham**

An imposing and extremely well proportioned individual 5 detached house occupying a private non estate position just a stones throw from Swaffham's town centre amenities!



### Entrance Porch

6' 3" x 5' 8" ( 1.91m x 1.73m )

Hardwood external entrance door to front aspect to timber framed and aluminium lead and sealed unit windows to side aspect internal hardwood door with glazed side panels opening to.

### Entrance Hall

With open tread staircase rising to first floor landing, radiator, carpet flooring, door to:

### Cloakroom

Radiator low-level WC and wash basin and extractor fan.

### Lounge

29' 4" x 15' 8" ( 8.94m x 4.78m )

Decorative Yorkstone fireplace and hearth, 2 radiators, TV point, carpeted flooring, glazed sliding patio style doors opening to conservatory, multipane double doors opening to entrance hall, aluminium sealed unit window with hardwood surround opening to front aspect.

### Games Room

29' 4" x 19' 10" ( 8.94m x 6.05m )

This impressive room boasts a full length snooker table which is to remain, carpeted flooring, bar area, aluminium sealed unit window with hardwood surround opening to front aspect.

### Conservatory

28' 11" x 9' 5" ( 8.81m x 2.87m )

Of timber sealed unit construction on a brick base with mono pitched roof, carpet flooring, doors opening to Kitchen diner and external double doors opening to rear garden.

### Kitchen

19' 10" x 9' 10" ( 6.05m x 3.00m )

With a comprehensive range of wall and floor mounted fit kitchen units in medium finish with fitted double oven and electric hob, extractor hood over, single drainer one and a half bowl sink unit with mixer tap and soft water tap, wall mounted independent heater with hardwood surround and

aluminium sealed windows overlooking rear aspect, glazed patio style doors opening to conservatory further single multipane internal door opening to:

### Utility Room

9' 10" x 8' 8" ( 3.00m x 2.64m )

With wall mounted work services, radiator and floor mounted gas fire central heating boiler serving domestic hot water and heating systems, plumbing for dishwasher and washing machine, aluminium seal unit window with hardwood surround to rear aspect, external entrance door to side elevation.

### First Floor Landing

impressive gallery landing area with radiator access to loft area textured ceiling sealed unit aluminium window with hardwood surround opening overlooking front.

### Master Bedroom

19' 9" x 14' 3" extending to 13' 8" ( 6.02m x 4.34m extending to 4.17m )

with two fitted double wardrobe with mirrored sliding doors providing both hanging shelving and drawer storage space, radiator sealed unit aluminium hard wood framed window overlooking front aspect door to:

### Ensuite

Low level w.c, pedestal hand wash basin with mixer tap over, walk in shower cubicle with sliding doors and mains powered shower over and shower boarding walls behind, tiled flooring, fully tiled walls, radiator, aluminium sealed obscure glass window to the side aspect.

### Bedroom 2

19' 8" x 9' ( 5.99m x 2.74m )

The main bedroom area has range of fitted storage wardrobes providing shelving hang space, radiator study area with aluminium seal unit to frame window overlooking rear aspect

### Study Area

7' 9" x 7' 2" ( 2.36m x 2.18m )

radiator, carpeted flooring, aluminium seal unit to frame window overlooking rear aspect

### Bedroom 3

15' 6" x 9' 10" ( 4.72m x 3.00m )

Radiator, carpeted flooring, aluminium sealed unit hard wood framed window overlooking front aspect,

### Bedroom 4

15' 6" Max narrowing to 13' 3" Min x 9' 6" ( 4.72m Max narrowing to 4.04m Min x 2.90m )

Radiator, carpeted flooring, aluminium sealed unit timber framed window overlooking rear aspect..

### Bedroom 5

15' 7" x 9' ( 4.75m x 2.74m )

Radiator, carpeted flooring, aluminium sealed unit hard wood framed window overlooking side aspect,

### Family Bathroom

Suite comprising low-level WC, pedestal hand wash basin, panelled bath, single shower cubicle with mains powered shower unit and shower boarding walls, radiator, door to airing cupboard housing water tank and shelving, aluminium seal unit timber frame window overlooking rear aspect.

### Outside

The property is approached over a gravel driveway with wrought iron double entrance gates opening to the main driveway providing a parking and turning area. This leads to the detached (21"x16") garage with electrically operated door and pitched roof. The remainder of the front aspect boasts pathways and stocked border areas with mature shrubs and hedging. The rear garden, which is a particular feature of the property is laid mainly to lawn with mature laurel screen hedging and an assortment of maturing trees and ornamental shrubs. Directly behind the property, there is a large patio area that extends the side elevation with retaining wall and gate leading to the side. To the opposing side of the property, there is a covered walkway with external entrance doors to the front rear aspect and a further door to the large brick workshop 28'1 x 7'8" which could be further utilised for other uses subject to any required permissions.



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## Theatre Street, Swaffham

- Detached House In Mature Gardens Enjoying A Good Degree Of Privacy
- 5 Bedrooms, Conservatory, Large Games Room With Full Size Snooker Table
- En Suite To Principle Bedroom, Gas Central Heating, Large Detached Garage
- Conservatory, Brick Built Workshop, Utility
- Family Bathroom, No Upward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£525,000**



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:  
SFM110552 - 0009

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