



**Ringlet Road, Swaffham, PE37 8JT**



**welcome to**

## **Ringlet Road, Swaffham**

A beautifully presented, energy efficient 3 bedroom home, offering contemporary living within this family-friendly market town. Boasting a modern fully fitted kitchen with integrated Bosch appliances, lounge/diner with French doors to the garden, en suite shower room, off-road parking and more!



## Accommodation

Composite part glazed external entrance door opening to:

### Entrance Hall

Staircase rising to the first floor landing, built-in storage cupboard, radiator, carpet flooring, opening to the lounge/diner and kitchen, further door opening to:

### Ground Floor W.C

Suite comprising close coupled w.c and wall mounted hand wash basin, tiled splash backs and surrounds, tiled flooring, radiator, extractor fan, UPVC triple glazed window to the front aspect.

### Lounge / Dining Room

18' max x 17' 1" max ( 5.49m max x 5.21m max )  
Radiator, television point, telephone point, internet connection point, fitted carpet, inset ceiling spotlights, storage cupboard, dual aspect full height UPVC triple glazed windows to the rear and side, UPVC double glazed French doors opening to the rear garden.

### Kitchen

11' 6" x 8' 9" ( 3.51m x 2.67m )  
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over and "soft close" doors, inset composite 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in Bosch oven and hob with concealed extractor hood over, recently installed Bosch integrated fridge-freezer, integrated Bosch dishwasher, plumbing for a washing machine, concealed gas fired central heating boiler, radiator, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, opening to:

### First Floor Landing

Airing cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

### Master Bedroom

15' 9" x 9' 8" ( 4.80m x 2.95m )

Radiator, television point, fitted carpet, UPVC triple glazed window overlooking the rear aspect, door opening to:

### En Suite Shower Room

Suite comprising low level w.c, hand wash basin, double shower cubicle with glazed sliding doors and mains connected shower attachment, part tiled walls, heated towel rail, fitted mirror, inset ceiling spotlights, LVT flooring, UPVC triple glazed window to the rear aspect.

### Bedroom 2

10' 3" max narrowing to 8' 10" x 9' 9" ( 3.12m max narrowing to 2.69m x 2.97m )  
Built-in sliding door wardrobes, radiator, fitted carpet, UPVC triple glazed window overlooking the front aspect.

### Bedroom 3

11' 9" x 7' 1" ( 3.58m x 2.16m )  
Radiator, fitted carpet, UPVC triple glazed window overlooking the rear aspect.

### Family Bathroom

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and panelled bath with shower screen and shower attachment over, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC triple glazed window overlooking the front aspect.

### Outside

To the front of the property, there is a well-stocked, low maintenance landscaped garden with a pathway leading to the main entrance door. A side gravelled driveway provides off-road parking and access to the garage.

A timber side gate gives access into the landscaped rear garden with a selection of colourful flowers and plants, the garden is fully enclosed and laid mainly to lawn with a paved and covered patio seating area and pathway, outside tap, solar PV panels, exterior security lighting and retaining fencing.

## Garage

Electric up and over door, power sockets, lighting, EV Charging point, personal door opening to 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 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, 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 easterly along Lynn Street and at the traffic lights, turn right. Continue past the Buttercross and at the mini roundabout, take the first exit, continuing south out of town along London Street. At the next mini roundabout, proceed straight over. This road merges onto Brandon Road. Continue along, taking the left hand turn onto Otter Road. Follow this road taking the third left hand turn into Ringlet Road. The Property can be found on the left.



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welcome to

## Ringlet Road, Swaffham

- Lovely 3 bedroom semi-detached house, located within the sought-after Swan's Nest development
- Rear facing lounge/diner with French doors to the rear garden and covered patio area
- Contemporary fitted kitchen with integrated appliances
- En suite shower room, ground floor w.c and family bathroom
- Landscaped rear garden, driveway and single garage

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

**£280,000**



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

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Property Ref:  
SFM110649 - 0003

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