



Buckenham Close, Swaffham, PE37 7SS

welcome to

Buckenham Close, Swaffham

A very well presented 3 bedroom detached family home, located within easy walking distance of both junior and high schools. Boasting spacious accommodation including a 20' lounge, stunning kitchen/dining room, together with a large lawned rear garden, driveway parking and a garage!



Accommodation

UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, further built-in storage cupboard, radiator, tiled flooring, doors opening to the lounge and kitchen, further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, vanity hand wash basin with storage under, radiator, tiled flooring, UPVC double glazed obscure glass window to the front aspect.

Lounge

20' 6" x 11' 3" (6.25m x 3.43m)

Feature fireplace with inset electric fire, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, UPVC double glazed French doors kitchen/diner.

Kitchen / Dining Room

22' 2" max x 18' 6" max (6.76m max x 5.64m max)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with flexi mixer hose over, tile splash backs, integrated eye level double oven, inset gas hob with concealed cooker hood over, space for freestanding fridge-freezer, space and plumbing for washing machine and dishwasher, radiator, tiled flooring, breakfast bar, space for a dining table, Velux window, UPVC double glazed windows to the rear aspect, UPVC double glazed external entrance door opening to the rear garden.

First Floor Landing

Carpet flooring, loft access, UPVC double glazed window overlooking the side aspect, doors opening to all first floor bedrooms and the family bathroom.

Bedroom 1

11' 6" x 11' 5" (3.51m x 3.48m)

Built-in wardrobe space, radiator, wood effect flooring, UPVC double glazed window overlooking

the rear aspect.

Bedroom 2

11' 8" x 8' 9" (3.56m x 2.67m)

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

Bedroom 3

10' 6" x 9' 4" (3.20m x 2.84m)

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

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin, panelled bath with mixer tap and mains connected shower over, part tiled walls, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

To the front of the property, there is a lawned garden area with a beautiful selection of colourful flowers and a pathway leading to the main entrance door.

The fully enclosed rear garden is mainly laid to lawn with a paved patio seating area, established trees offer a screen to the rear and provide a good degree of privacy, a timber garden storage shed, external lighting and a gate to the front complete the rear garden.

Garage

Up and over door, power sockets 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 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 along L Street, pass Morrisons and at the traffic lights, turn right and continue south out of town along London Street. Proceed along onto Brandon Road and pass the schools on the right hand side. Before reaching the round-a-bout, take the right hand turn onto Filby Road and then take the fourth left hand turn onto Buckenham Close. The property is located at the end of the cul-de-sac on the right hand side.



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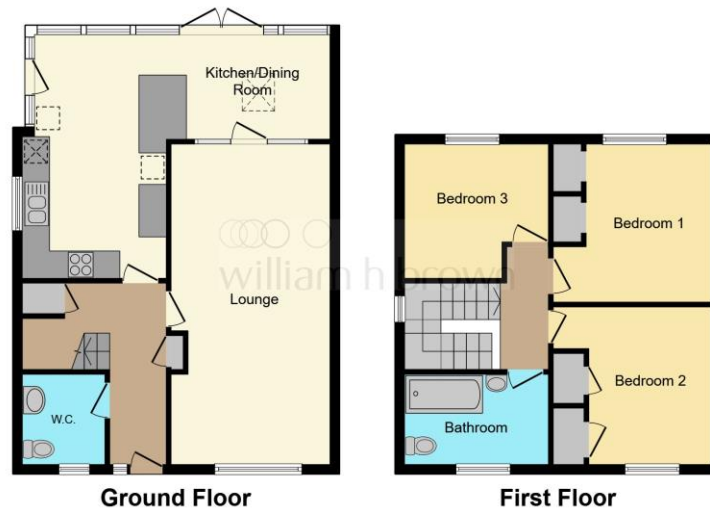
welcome to

Buckenham Close, Swaffham

- Well presented 3 bedroom detached house
- Extended 22'2" kitchen/dining room overlooking the dining room
- Large lounge
- Ground floor cloakroom w.c and family bathroom
- Enclosed rear garden, enjoying good levels of privacy

Tenure: Freehold EPC Rating: B

Council Tax Band: C



offers in excess of

£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:
SFM109319 - 0002

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