



**Jays Cottage, South Pickenham Road, Swaffham, PE37 8DA**

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## Jays Cottage, South Pickenham Road, Swaffham

A stunning 3 bedroom character property located within easy reach of the town centre and all of its amenities. Boasting a generous rear garden, retained character features, large conservatory, separate dining room with wood burning stove, utility room, ground floor cloakroom and much more...



## **Accommodation** **Entrance Porch**

Timber double glazed windows to front entrance, internal door opening to:

### **Entrance Hall**

Wooden flooring, radiator, storage cupboard, doors opening to dining room and lounge.

### **Lounge**

14' 1" x 13' 10" ( 4.29m x 4.22m )

Wooden flooring, exposed ceiling beams, radiator, television point, timber double glazed window to front aspect.

### **Dining Room**

12' 3" x 12' 2" ( 3.73m x 3.71m )

Feature fireplace with inset log burning stove, carpet flooring, radiator, staircase to first floor landing, exposed ceiling and wall beams, feature ceiling lights, timber double glazed window to front aspect.

### **Kitchen**

11' 1" x 9' 5" ( 3.38m x 2.87m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, sink and drainer with mixer tap over, integrated eye-level double oven, ceramic electric hob, space for a dishwasher, space for under counter appliances, laminate flooring, timber double glazed window to rear, door opening to:

### **Utility Room**

9' 8" x 9' 4" ( 2.95m x 2.84m )

A range of wall and floor mounted fitted units with work surfaces over, stainless steel sink and drainer, storage cupboard, space and plumbing for a washing machine, timber double glazed window to rear aspect.

### **Rear Lobby**

9' 10" x 6' 6" ( 3.00m x 1.98m )

Laminate flooring, doors opening to conservatory and further door opening to:

### **Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin, tiled splashbacks, storage cupboard, tiled flooring, timber double glazed window to the side aspect.

### **Conservatory**

26' 6" Max x 8' 11" ( 8.08m Max x 2.72m )

Of brick-built construction with timber double glazed windows over looking the garden, power sockets, wall lighting, wall mounted electric heaters, carpet flooring, doors opening to the garden.

### **First Floor Landing**

Carpet flooring; doors opening to all three bedrooms and the family bathroom.

### **Bedroom 1**

12' 9" x 11' 8" ( 3.89m x 3.56m )

Radiator, carpet flooring, timber double glazed window to rear aspect.

### **Bedroom 2**

12' 3" x 10' 7" ( 3.73m x 3.23m )

Radiator, carpet flooring, timber double glazed window to front aspect with far reaching field views.

### **Bedroom 3**

10' 7" x 9' 3" Max ( 3.23m x 2.82m Max )

Radiator, carpet flooring, timber double glazed window to front aspect with far reaching field views.

### **Bathroom**

Four-piece bathroom suite comprising low level w.c, hand wash basin with tiled splashbacks, free standing roll top bath with central mixer tap, shower cubicle with electric shower, fitted bathroom cabinet, timber double glazed window to front aspect.

### **Outside**

The front of the property is set with hedging and a walkway leading to the front entrance door, a large driveway to the side provides ample off-road parking and leads to the rear of the property, a timber five bar gate secures the parking area.

The generous rear garden, which is a particular feature of this property, is mainly set to lawn with an array of flowers, plants and trees, a timber garden storage shed is housed in the garden along with paved patio seating areas, a retained fence boundary and further off-road parking.

### **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 E.

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, pass Morrisons Daily and at the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed to the next mini round-a-bout. Continue straight on and proceed south out of town. Take the left hand turn onto Watton Road and proceed to the end where the property will be found further along on the right hand side, identified by a William H Brown "For Sale" board.



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## Jays Cottage, South Pickenham Road, Swaffham

- Spacious 3 bedroom semi-detached cottage
- Retained character features including exposed beams and wood burning stove
- Large lounge, dining room, utility room and conservatory
- Presented in excellent condition throughout
- Beautiful rear garden with a fine selection of plants and flowers, field views to the front

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

**£350,000**



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:  
SFM110511 - 0006

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