



**Kendle Road, Swaffham, PE37 8GU**



**welcome to**

**Kendle Road, Swaffham**

>>NO ONWARD CHAIN - A Lovely 3 bedroom semi-detached home, The property offers a contemporary kitchen/dining room, ground floor w.c, utility room, en suite, an enclosed rear garden, off-road parking & much more!



**Accommodation:**

Part glazed composite external entrance door opening to:

**Entrance Hall**

Built-in storage cupboard, radiator, tiled flooring, door opening to:

**Kitchen / Dining Room**

16' 5" x 13' 7" ( 5.00m x 4.14m )

A comprehensive range of wall and floor mounted fitted kitchen units with under-unit lighting and work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level oven and fitted hob with concealed cooker hood over, integrated dishwasher, staircase rising to the first floor landing with large under-stairs cupboard (with plumbing for washing machine), radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect, opening through to the lounge/dining room, door opening to:

**Ground Floor W.C**

Suite comprising back to wall w.c and wall mounted hand wash basin, floor mounted fitted utility cupboard with work surfaces over, space for tumble dryer, fitted shelving, part tiled walls, radiator, tiled flooring, inset ceiling spotlights.

**Lounge**

16' 4" x 11' 3" ( 4.98m x 3.43m )

Radiator, television point, carpet flooring, UPVC double glazed bi-fold doors opening to the rear garden.

**First Floor Landing**

Built-in cupboard, radiator, carpet flooring, loft access, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

**Master Bedroom**

12' x 9' ( 3.66m x 2.74m )

Built-in storage wardrobe, radiator, carpet flooring,

UPVC double glazed window overlooking the rear aspect, door opening to:

**En Suite Shower Room**

Suite comprising back to wall w.c, wall mounted hand wash basin and walk-in shower cubicle with inset shower unit, part tiled walls, heated towel rail, tiled flooring.

**Bedroom 2**

15' 8" x 9' ( 4.78m x 2.74m )

Open-faced wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

**Bedroom 3**

9' 4" x 7' 1" ( 2.84m x 2.16m )

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

**Family Bathroom**

7' 2" x 6' 3" ( 2.18m x 1.91m )

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with shower over and additional hand-held shower attachment, part tiled walls, heated towel rail, UPVC double glazed window overlooking the side aspect.

**Outside**

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

The enclosed rear garden is laid mainly to lawn with a paved patio seating area and side access gate. Within the rear garden there is also a timber summerhouse with power 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 banding will be reviewed and may be subject to change.



**view this property online** [williamhbrown.co.uk/Property/SFM110706](http://williamhbrown.co.uk/Property/SFM110706)



## welcome to Kendle Road, Swaffham

- NO ONWARD CHAIN
- Modern 3 bedroom semi-detached house
- Contemporary fitted kitchen/dining room
- En suite shower room & separate family bathroom
- Lounge with bi-fold doors opening to the rear garden

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

offers in excess of  
**£230,000**



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

**view this property online** [williamhbrown.co.uk/Property/SFM110706](http://williamhbrown.co.uk/Property/SFM110706)



Property Ref:  
SFM110706 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**