



Whitsands Mews, Swaffham, PE37 7DE

welcome to

Whitsands Mews, Swaffham

A lovely 2 double bedroom mid-terraced home, situated in a tucked away position from the hustle and bustle of town, yet conveniently just a short walk from Swaffham town centre amenities. Further boasting a modern fitted kitchen, conservatory, enclosed rear garden, off-road parking & much more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

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

Ground Floor Cloakroom W.C

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, radiator, tiled flooring, UPVC double glazed window to the front aspect.

Kitchen

12' 3" x 6' 8" (3.73m x 2.03m)

A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and gas hob with concealed cooker hood over, plumbing for washing machine, integrated fridge-freezer, fitted breakfast bar, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

Lounge

13' 10" x 10' 8" (4.22m x 3.25m)

Radiator, television and telephone points, laminate flooring, UPVC double glazed fixed windows to the rear aspect, UPVC double glazed French doors opening to:

Conservatory

9' 7" x 8' 9" (2.92m x 2.67m)

Of UPVC double glazed construction on a brick base with tiled flooring, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Carpet flooring, loft access, doors opening to both bedrooms and the family bathroom.

Bedroom 1

11' 8" x 9' 1" max (3.56m x 2.77m max)

Built-in wardrobes with sliding mirror doors, radiator, carpet flooring, two UPVC double glazed Velux style windows.

Bedroom 2

11' 8" x 7' 9" (3.56m x 2.36m)

Two built-in storage cupboards, radiator, television point, carpet flooring, two UPVC double glazed Velux style windows.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with shower screen and shower over, part tiled walls, shaver point, heated towel rail, wood effect flooring.

Outside

To the front of the property, there is a small brick-weave area with access to the main entrance door with a handy storm porch.

The rear garden is paved throughout with a retained fence boundary. gated access is available to the rear to take the bins out and leads to the allocated off-road parking space.

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 B.

Please note that once a sale takes place, the Council Tax banding 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 Daily and at the traffic lights, turn right. Continue to the mini round-a-bout, proceed straight over and take Cley Road to the side of the White Hart public house. Take the first right hand turn onto Whitsands Road, continue and take the left hand turn onto Whitsands Mews, where the property will be found on the left hand side.



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welcome to

Whitsands Mews, Swaffham

- Beautifully presented 2 double bedroom terraced house
- Easy walking distance of Swaffham town centre
- Contemporary fitted kitchen
- Conservatory
- Modern fitted bathroom & ground floor cloakroom W.C

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

offers in excess of

£210,000



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:
SFM110667 - 0003

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