



Heathlands, Swaffham, PE37 7TG

welcome to

Heathlands, Swaffham

Fields beyond and space within! A three bedroom, two reception room detached house with a garage store, gardens conservatory and countryside views in a popular part of Swaffham.



Accommodation

Composite door opening to:

Entrance Hall

Radiator, stairs rising to first floor, built in storage cupboard, internal door opening to lounge, kitchen and ground floor w.c.

Ground Floor W.C

Suite comprising pedestal hand wash basin, low level WC, radiator, UPVC double glazed obscure glass window to front aspect, storage cupboard.

Lounge

14' 8" x 10' 5" (4.47m x 3.17m)

Carpet flooring, radiator, television point, inset wood burning stove with exposed brick surround and stone hearth, UPVC double glazed window to the front aspect, opening to:

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m)

Tiled flooring, radiator, internal door opening to:

Conservatory

17' 11" max x 7' 4" max (5.46m max x 2.24m max)

Brick base with UPVC double glazed windows offering field views, door to garden, wall and floor power points, wood effect flooring.

Kitchen

13' 9" x 8' 11" (4.19m x 2.72m)

A range of floor and wall mounted kitchen units with work surfaces and upstands over, integrated fridge/freezer, double oven and dishwasher. Inset induction hob with a glass splashback behind and cooker hood over, inset 1&1/2 bowl sink and drainer. Additional breakfast bar, tiled flooring, wall mounted gas fired boiler supplying hot water and central heating, window overlooking the conservatory.

Utility Room

8' 3" x 4' 10" (2.51m x 1.47m)

Floor mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled flooring, plumbing and space for washing machine and dryer, UPVC part glazed external door

opening to rear garden.

First Floor Landing

Access to loft space, UPVC double glazed window to side aspect, built in storage cupboard, carpet flooring, internal doors opening to all first floor rooms.

Bedroom1

10' 8" x 10' 6" (3.25m x 3.20m)

UPVC double glazed window to rear aspect, radiator, built in double wardrobe with mirror doors, carpet flooring, internal door opening to:

En Suite Shower Room

Suite comprising low level vanity w.c, vanity hand wash basin with storage under, walk in shower cubicle with fully tiled walls behind and mains powered shower over, wall mounted heated towel rail, wood effect flooring, built in storage cupboard, UPVC double glazed obscure glass window to front aspect.

Bedroom 2

10' 7" x 10' 11" narrowing to 8' (3.23m x 3.33m narrowing to 2.44m)

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

8' 11" x 8' (2.72m x 2.44m)

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bathtub with mixer taps over, half height tiled walls, tile effect flooring, UPVC double glazed obscure glass window to the side aspect.

Outside

The property is approached by a driveway leading to the garage with up and over doors, also allowing access to the front door. Additional lawned area with plant and shrub borders. A timber gate to the side of the property allows access to the rear garden.

The rear garden is laid mainly to lawn with far reaching field views and bordered by plants and shrubs. A paved path

leads to a patio seating area.

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 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 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 D.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note

The original integral garage has been shortened to create a utility room and storage area. The storage area still retains the original up and over door.

directions to this property:

From the William H Brown office, continue through town onto London street, continue over the mini round about, pass London Street Store, turn left onto Watton Road. Take a left hand turn onto Heathlands, the property can be found on the right hand side, identified by our For Sale board.



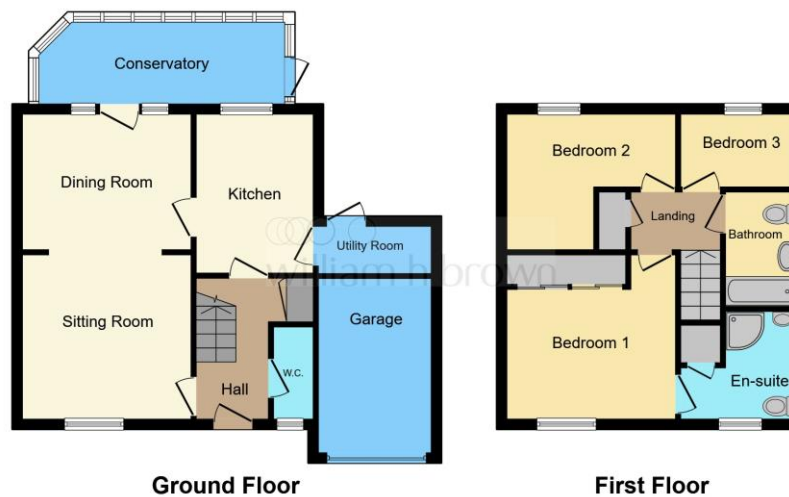
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welcome to Heathlands, Swaffham

- Three bedroom detached house with fields beyond
- Master bedroom with ensuite
- Family bathroom and ground floor w.c
- Living room, dining room and conservatory
- Modernised kitchen with seperate utility room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D



£300,000

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:
SFM110311 - 0006

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