



Leveret Green, Swaffham, PE37 8LW

welcome to

Leveret Green, Swaffham

Stunning modern 2 bedroom semi-detached home located within this modern development. Offering energy efficient living and a contemporary high quality finish throughout including kitchen with integrated appliances, solar PV panels, EV charging point, driveway providing off-road parking and much more!



Accommodation:

Part double glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, storage cupboard, radiator, tiled flooring, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and wall mounted hand wash basin with tiled splash backs and surrounds, radiator, tiled flooring, extractor fan.

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset composite 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric eye-level oven and gas hob with concealed extractor hood over, integrated dishwasher, integrated fridge-freezer, space and plumbing for washing machine, concealed gas fired central heating boiler (serving domestic hot water and heating systems), radiator, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, opening through to:

Lounge / Dining Room

Radiator, television point, telephone point, carpet flooring, dual aspect UPVC triple glazed windows to the side and rear, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Built-in storage cupboard, loft access, carpet flooring, doors opening to both bedrooms and the family bathroom.

Bedroom 1

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

En Suite Shower Room

Suite comprising low level w.c, wall mounted hand wash basin, heated towel rail, with half height tiled walls, walk in shower cubicle with mains powered shower and fully tiled walls behind. Wood effect flooring, UPVC obscure glass double glazed window to front aspect.

Bedroom 2

Built-in storage, radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, wall mounted hand wash basin, panelled bath with mains connected shower and hand held attachment, part tiled walls, wood effect flooring, heated towel rail, extractor fan, UPVC triple glazed window overlooking the side aspect.

Outside

To the front of the property, there is a small well-stocked garden area with external lighting, double power sockets and a pathway leading to the main entrance door. A driveway to the side of the property provides off-road parking and access to the garage with EV charging point.

Gated side access leads into the fully enclosed garden, which is laid mainly to lawn with an extended decked seating area and retaining fencing. This delightful garden is a perfect entertaining area and also has an outside tap and external lighting.

Garage

Electrically operated up and over door to the front aspect, personal door opening into the rear garden, pitched roof, 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 and is also on an excellent bus route. The town 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 band will be reviewed and may be subject to change.



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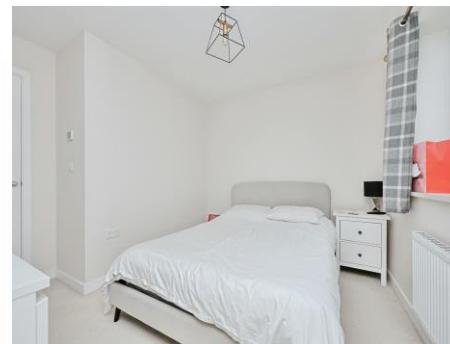
- Modern 2 double bedroom semi-detached house
- 'A' rated energy efficiency with triple glazed windows, solar PV & EV charging point
- Contemporary fitted kitchen with integrated appliances
- En suite shower room, family bathroom and ground floor cloakroom w.c
- Garage and private driveway

Tenure: Freehold EPC Rating: A

Council Tax Band: B

offers in excess of

£230,000



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directions to this property:

From the William H Brown Swaffham office, proceed towards the south of the town towards London Street. Continue south out of town along London Street. This road merges onto Brandon Road. Pass the Nicholas Hammond Academy and Swaffham Junior School and take the left hand turn onto is Otter Road. Continue around the bend and take the left hand turn onto Ringlet Road, then take the first right hand turn into Greylings Way where the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
SFM110773 - 0002

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



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