



**Lancaster Road, Swaffham, PE37 8GY**

**welcome to**

## **Lancaster Road, Swaffham**

3 Bedroom detached modern family home situated within the popular Pedlars Meadow development on the edge of the well sought after market town of Swaffham. Benefittin from a master bedroom with ensuite shower room, kitchen with integratedappliances, driveway off road parking, garage and much more!!



**Accommodation:**

UPVC part glazed entrance door opening to:

**Entrance Hall**

Wood effect flooring, radiator, stairs rising to first floor, internal doors opening to all rooms.

**Lounge**

Carpet flooring, radiator, television point, telephone point, UPVC double glazed window to front aspect and UPVC French doors opening to the rear garden.

**Kitchen/Dining Room**

A range of floor and wall mounted kitchen units with wood effect work surfaces over, integrated electric oven with ceramic hob and wall mounted cooker hood over, inset 1 & 1/2 stainless steel sink with mixer tap over, integrated dishwasher, integrated fridge/freezer, inset ceiling spotlights, wood effect flooring, space for a dining table, UPVC double glazed windows to the front and side aspect.

**Utility Room**

A range of floor mounted kitchen units with wood effect work surfaces over, space and plumbing for a washing machine, wall mounted gas fired combi boiler, UPVC part glazed door opening to the side aspect.

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin with tiled splashbacks, ceiling spotlights and extractor fan.

**First Floor Landing**

Built-in storage cupboard, carpet flooring, access to the loft, radiator, internal doors opening to all rooms.

**Master Bedroom**

Carpet flooring, radiator, television point, UPVC double glazed windows to the front and side aspect.

**En Suite Shower Room**

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks and surrounds, sliding door shower cubicle with mains power shower and

fully tiled walls behind, heated towel rail, UPVC obscure glass window to the front aspect.

**Bedroom 2**

Carpet flooring, radiator, two UPVC double glazed windows to the front and side aspect.

**Bedroom 3**

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

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks and surrounds, panelled bathtub with mixer taps over and electric shower, part tiled walls, wood effect flooring, radiator UPVC double glazed obscure glass window to the front aspect.

**Outside**

The property is approached by a paved pathway leading to the entrance door with either side hosting a lawn. To the side of the property is a driveway providing off road parking and access to the single garage.

The rear garden is laid mainly to lawn, sectioned by sleepers with a patio seating area directly outside the French doors to the lounge. An additional patio seating area to the rear of the garden with a timber garden gate allowing access to the garage and driveway parking 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 is also only about an hours' drive 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, 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 band will be reviewed and may be subject to change.

**Agents Note**

There is an annual charge for the upkeep and maintenance of the communal areas within this development. Further details can be obtained from the vendors solicitor at the time of purchase.



**view this property online** [williamhbrown.co.uk/Property/SFM110842](http://williamhbrown.co.uk/Property/SFM110842)



welcome to

## Lancaster Road, Swaffham

- Modern 3 Bedroom detached home
- Kitchen with integrated appliances & separate utility room
- Master bedroom with ensuite shower room
- Ground floor w.c and first floor family bathroom
- Driveway providing off-road parking & garage

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£290,000**



view this property online [williamhbrown.co.uk/Property/SFM110842](http://williamhbrown.co.uk/Property/SFM110842)

### directions to this property:

From the William H Brown office continue to the traffic lights, follow onto Mangate Street and continue onto Norwich Road, turn left onto Pedlars Meadow, continue straight on Lancaster Road and take the fourth left hand turn, follow the road and the property can be found on the left hand side, identified by our William H Brown For Sale board.



Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110842 - 0004

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



**01760 721655**



Swaffham@williamhbrown.co.uk



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



**williamhbrown.co.uk**