



**Botwright Drive, Swaffham. PE37 7TH**

**welcome to**

## **Botwright Drive, Swaffham**

An extremely well presented 3 bedroom semi-detached family home, located in a popular development, within close proximity to Swaffham town centre, amenities and local schools. Boasting 2 reception rooms, ground floor w.c, conservatory, South-facing rear garden and off-road parking!

We are delighted to offer for sale this lovely 3 bedroom semi-detached house, situated within the sought-after Heathlands development in the historic market town of Swaffham.

Within reach of town centre amenities, the ground floor accommodation comprises; entrance hall, lounge, dining room, kitchen, conservatory and ground floor cloakroom. This is complemented on the first floor by the landing area, 3 bedrooms and family bathroom.

Outside, there are well-manicured front and rear gardens that are laid mainly to lawn, which are a particular feature of the property, with a timber garden storage shed and driveway. Together with this accommodation, the property benefits from UPVC double glazed windows and gas radiator central heating.

Presented in excellent condition throughout, an internal viewing is highly recommended!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, radiator, UPVC double glazed window to the side aspect, door opening to the lounge, further door opening to:

### **Ground Floor W.C**

Suite comprising low level w.c and pedestal hand wash basin, radiator, UPVC double glazed window to the side aspect.

### **Lounge**

13' 2" x 12' 4" ( 4.01m x 3.76m )  
Radiator, LVT wood effect flooring, radiator, television point, UPVC double glazed window to the front aspect, open-plan arch to:

### **Dining Room**

10' 10" x 8' ( 3.30m x 2.44m )  
Radiator, LVT wood effect flooring, UPVC double glazed internal window to the rear aspect, archway opening to:

### **Kitchen**

10' 10" x 7' 7" ( 3.30m x 2.31m )  
A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset 1 1/2 bowl sink and drainer with swan neck mixer tap, tiled splash backs and surrounds, built-in oven and hob with cooker hood over, space for fridge-freezer, space for dishwasher, tile effect flooring, UPVC double glazed internal window to the rear aspect, UPVC double glazed window to the side aspect, UPVC part glazed door opening to:

### **Conservatory**

Of UPVC and double glazed construction with tile effect flooring, plumbing for washing machine, radiator, French style doors opening to the side aspect.

### **First Floor Landing**

Airing cupboard, loft access, UPVC double glazed window overlooking the side aspect.

### **Bedroom 1**

12' 9" x 9' 1" ( 3.89m x 2.77m )  
Radiator, carpet flooring, television point, UPVC double glazed window overlooking the front aspect.





### **Bedroom 2**

11' 1" x 9' ( 3.38m x 2.74m )

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

### **Bedroom 3**

6' 7" x 6' 5" ( 2.01m x 1.96m )

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

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with shower over, fully tiled walls, heated towel rail, fitted mirror, UPVC double glazed window overlooking the rear aspect.

### **Outside**

The property is approached via a paved walkway, which leads to the main entrance door and the side access gate. There is a low maintenance front garden with a selection of shrub beds and trees.

The rear garden is laid mainly to lawn with a paved patio seating areas, garden storage shed and established, well stocked borders. A gate to the rear opens to the 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 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 band will be reviewed and may be subject to change.



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## Botwright Drive, Swaffham

- Well presented 3 bedroom semi-detached house
- South-facing rear garden and off-road parking
- Two reception rooms
- Conservatory
- Ground floor w.c
- Gas fired central heating
- UPVC double glazed windows
- Highly regarded development, close to town centre

Tenure: Freehold EPC Rating: D

# £260,000

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over. Take the left hand turn onto Watton Road and then take the third left hand turn onto Heathlands. Follow this road along, turning left onto Botwright Drive, where the property will be found on the left hand side, identified by our William H Brown "For Sale" board



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](http://www.focalagent.com)

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