



Pit Lane, Swaffham PE37 7DA

welcome to

Pit Lane, Swaffham

A charming and well-proportioned 3 double bedroom terraced barn conversion, occupying a fantastic non-estate position, surrounded by similar characterful properties, a stone's throw from Swaffham town centre. Offering a wealth of character features, blended with modern enhancements and improvements.

We are delighted to offer for sale this individual, mid terraced barn conversion property, with brick and flint walls to the lower elevations, set in a convenient, tucked away position just off the Market Place. Pit Lane is a sought-after location within this historic market town, situated a very short stroll from all the delights the town has to offer.

Briefly, the ground floor accommodation comprises; entrance hall with stairs rising to the first floor landing, cloakroom w.c, large lounge with feature fireplace and a fully fitted kitchen, which is open-plan to the dining area. This is complemented on the first floor by 3 well-proportioned bedrooms, the large master bedroom boasting en suite facilities, a spacious landing area and family bathroom. A small room has been created from the original grain store of the barn before conversion, boasting heating, lighting, power and a window.

Coupled with this accommodation, the property further benefits from gas fired radiator central heating and hardwood double glazed windows throughout. Outside, to the front of the cottage there is a brick-weave off-road parking area and access to the main entrance door. The current owner has created an attractive courtyard style garden to the side of the parking area, which is laid mainly to paving and shingle with a timber Pergola and screening.

Internal viewing is strongly recommended to fully appreciate the accommodation, period features and location offered for sale!

Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, tiled flooring, doors opening to the kitchen/dining room and lounge, further door opening to:

Ground Floor W.C

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

Lounge

20' 1" max x 16' 3" max (6.12m max x 4.95m max)
Feature fireplace with stone effect surround and hearth with decorative mantelpiece over, exposed ceiling beam, radiator, television point, carpet flooring, double glazed window to the front aspect, further full-height double glazed windows to the front aspect. part glazed external entrance door opening to the side aspect, part glazed door opening to:

Dining Area

16' 8" x 6' 6" (5.08m x 1.98m)
Under-stairs storage cupboard, radiator, carpet flooring, open-plan to:

Kitchen

13' 10" x 9' 8" (4.22m x 2.95m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and gas hob with concealed cooker hood over, integrated fridge-freezer, plumbing for washing machine, plumbing for dishwasher, gas fired central heating boiler, radiator, tiled flooring, double glazed window to the front aspect.





First Floor Landing

(Sloping ceiling) Radiator, exposed timbers, double glazed window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

16' 2" max x 13' 9" + recess (4.93m max x 4.19m + recess)
(Sloping ceiling) Glazed shower cubicle with inset tiling and shower unit, radiator, exposed timbers, carpet flooring, inset ceiling spotlights, extractor fan, access to a small room (with a fold-away staircase - please see room description for details), double glazed Velux style window, door opening to:

En Suite W.C

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

Bedroom 2

13' 7" max x 9' 9" (4.14m max x 2.97m)
(Sloping ceiling) Radiator, loft access, carpet flooring, double glazed Velux style window, feature double glazed window overlooking the side aspect.

Bedroom 3

15' 4" max x 10' 3" (4.67m max x 3.12m)
Radiator, exposed timbers, carpet flooring, full-height double glazed windows overlooking the front aspect.

Family Bathroom

(Sloping ceiling) Suite comprising low level w.c, pedestal hand wash basin and wood panelled bath with shower attachment over, part tiled walls, radiator, exposed timbers, extractor fan, double glazed Velux style window.

Room Above Master Bedroom

9' 9" max x 7' 8" (2.97m max x 2.34m)
This room was originally the grain store of the barn before conversion; it is full height with a sloping roof and could be utilised as office space as well as storage space. With a fold-away staircase from the master bedroom, radiator, exposed timbers, power points, lighting, carpet flooring, double glazed Dormer style window overlooking the front aspect.

Outside

To the front of the property, there is a large block paved area providing off-road parking and access to the main entrance door. Adjoining this, a timber gate opens into an attractive, low maintenance courtyard style front garden, which is paved mainly with a shingle area and timber Pergola, exterior lighting, trellis fencing and is enclosed by picket and wrought-iron fencing.

Location

Swoffham 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 hour away. Swoffham 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 independent shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and a popular golf club. Swoffham 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.



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welcome to

Pit Lane, Swaffham

- 3 double bedroom mid-terraced barn conversion property, with brick and flint walls to lower elevations
- Non-estate 'tucked away' town centre location
- Off-road parking and low maintenance front garden
- Open-plan kitchen/dining room and large 20' lounge
- Master bedroom with shower cubicle and en suite w.c
- Ground floor w.c
- Character features throughout
- Gas central heating and double glazed windows

Tenure: Freehold EPC Rating: D

offers in excess of **£300,000**

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. Continue and just after the mini roundabout, take the immediate left hand turn onto Pit Lane. Proceed past Jewellery Unique and follow this road around to the left, where the property will be found towards the end of the lane on the right hand side, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor



Second Floor

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:
SFM109512 - 0004

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william h brown


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01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk