



**Whitsands Road, Swaffham, PE37 7BY**



**welcome to**

## **Whitsands Road, Swaffham**

A versatile 3/4 bedroom detached property, delightfully occupying a non-estate position within a short walk of town centre amenities. Set within well-proportioned and well-maintained gardens, this stunning property offers an open-plan kitchen/dining room, dual aspect lounge, en suite and much more..



### **Accommodation:**

UPVC part glazed external entrance door opening to:

#### **Spacious Entrance Hall**

Turned dogleg staircase rising to the first floor accommodation with under-stairs storage cupboard, radiator, wood effect flooring, doors opening to the study/ground floor bedroom, lounge and kitchen/dining room, further door opening to:

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

Suite comprising close coupled w.c and wall mounted hand wash basin with tiled splash backs, radiator, wood effect flooring, extractor fan.

#### **Study/Ground Floor Bedroom**

9' 1" x 8' 5" ( 2.77m x 2.57m )

Radiator, television point, wood effect flooring, UPVC double glazed window to the front aspect.

#### **Open-Plan Kitchen/Dining Room**

21' 2" MAX x 8' 5" MAX ( 6.45m MAX x 2.57m MAX )

A comprehensive range of wall and floor mounted fitted kitchen units with wood work surfaces and upstands over, inset Butler style sink unit with mixer tap, space for Range style oven with decorative tiled splash back and extractor hood over, integrated dishwasher, wine rack, space for fridge-freezer, plumbing for washing machine, radiator, inset ceiling spotlights, tiled flooring, dual aspect UPVC double glazed windows to the front and side, part glazed external entrance opening to the side aspect.

#### **Lounge**

22' 1" max into door reveal narrowing to 17' " x 14' max ( 6.73m max into door reveal narrowing to 5.18m x 4.27m )

Feature media wall, two radiators, wood effect flooring, dual aspect UPVC double glazed windows to the rear and side, UPVC double glazed French doors opening to the rear garden.

#### **First Floor Landing**

Built-in storage cupboard, carpet flooring, doors opening to all first floor bedrooms and the family bathroom.

#### **Master Bedroom**

14' 5" max x 13' 11" ( 4.39m max x 4.24m )

(Sloping ceiling) Built-in bespoke storage cupboards, radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, further UPVC double glazed Velux style window, door opening to:

#### **En Suite Shower Room**

(Sloping ceiling) Suite comprising close coupled w.c, vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, part tiled walls, radiator, extractor fan, UPVC double glazed Velux style window.

#### **Bedroom 2**

12' 11" x 8' 10" ( 3.94m x 2.69m )

(Sloping ceiling) Built-in storage cupboard, radiator, television point, carpet flooring, UPVC double glazed Dormer window overlooking the front aspect.

#### **Bedroom 3**

12' 2" x 8' 11" ( 3.71m x 2.72m )

(Sloping ceiling) Radiator, loft access, carpet flooring, UPVC double glazed Dormer window overlooking the front aspect.

#### **Family Bathroom**

(Sloping ceiling) Suite comprising close coupled w.c, hand wash basin and panelled bath with shower screen and shower over, part tiled walls, radiator, UPVC double glazed Velux style window.

#### **Outside**

The property is approached via a gravelled off-road parking and turning area, which provides off-road parking for several vehicles. A side driveway and double gates lead to the detached garage/workshop and also gives access into the rear garden.

The generous, enclosed rear garden is laid mainly to lawn with a large patio seating area, ideal for Al fresco dining and entertaining friends and family in the spring and summer evenings, together with

planter beds and retaining fencing.

#### **Garage/Workshop**

Brick-built detached garage with pitched roof, personnel door opening to the rear garden.

#### **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 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 on the outskirts, 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 C.

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

#### **directions to this property:**

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini round-a-bout, continue straight over and bear right taking Cley Road to the side of the White Hart public house. Take the first right hand turn onto Whitsands Road and continue along, where the property will be found on the right hand side.



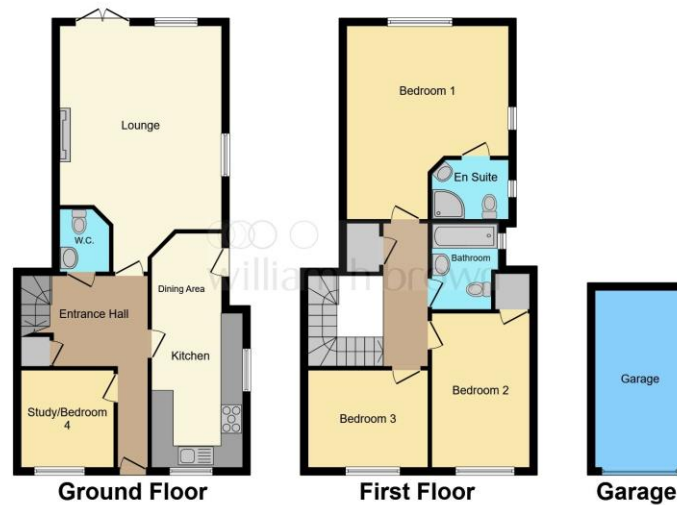
**view this property online** [williamhbrown.co.uk/Property/SFM110650](http://williamhbrown.co.uk/Property/SFM110650)



## welcome to Whitsands Road, Swaffham

- Versatile 3/4 bedroom detached house
- Generous rear garden, detached garage and ample off-road parking
- Dual aspect lounge with media wall and French doors to the rear garden
- Stunning dual aspect kitchen/dining room
- Large master bedroom with bespoke fitted storage and en suite shower room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



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

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110650](https://www.williamhbrown.co.uk/Property/SFM110650)



Property Ref:  
SFM110650 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**