



Forest Grove, Swaffham, PE37 8GQ

welcome to

Forest Grove, Swaffham

A spacious and very well-presented 4 double bedroom detached family home, located on the edge of this popular development. This modern home offers two reception rooms, an open-plan kitchen/diner with integrated appliances, en suite facilities, enclosed rear garden, garage and much more!



Accommodation

Part glazed composite entrance door opening to:

Entrance Hall

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

Ground Floor W.C

Suite comprising back to wall w.c and wall mounted hand wash basin, heated towel rail, tiled flooring, UPVC double glazed window to the side aspect.

Lounge

14' 11" x 14' 9" (4.55m x 4.50m)

Feature fireplace, radiator, carpet flooring, television point, UPVC double glazed window to the front aspect and UPVC double glazed doors opening to the garden.

Dining Room

11' 4" x 10' (3.45m x 3.05m)

Radiator, carpet flooring, UPVC double glazed to the front aspect.

Kitchen

22' 4" x 11' 3" (6.81m x 3.43m)

A comprehensive contemporary range of wall and floor mounted fitted two-tone kitchen units with contrasting work surfaces and upstands over, inset sink and drainer with mixer tap, built-in eye-level double oven, fitted gas hob with concealed cooker hood over and splash back, space for a fridge-freezer, integrated dishwasher, radiator, tiled flooring, inset ceiling spotlights, extractor fan, central island with breakfast bar, dual aspect UPVC double glazed windows to either side, UPVC French doors opening to the rear garden.

First Floor Landing

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window to the rear aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

19' 11" max x 11' 3" (6.07m max x 3.43m)

Built-in storage wardrobes, radiator, television point, telephone point, carpet flooring, dual aspect UPVC double glazed window to either side, door opening to:

En Suite Shower Room

Suite comprising back to wall w.c, wall mounted hand wash basin and walk-in shower enclosure with mains connected shower, part tiled walls, wall mounted bathroom cabinet, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Bedroom 2

15' x 12' 4" (4.57m x 3.76m)

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

Bedroom 3

11' 5" x 10' (3.48m x 3.05m)

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

Bedroom 4

11' 6" x 8' 11" (3.51m x 2.72m)

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

Family Bathroom

Suite comprising back to wall w.c, hand wash basin with tiled splash backs, panelled bath with mains connected shower and glass shower screen, heated towel rail, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

The property is approached via a paved walkway leading to the front entrance door and front hedging, shrubs lead around the side of the home towards the private driveway.

The rear garden is mainly low maintenance with a

paved patio seating area, a selection of plants, flowers and a young tree to the centre, an outside tap, external lighting and retained fencing.

Detached Garage

Accessed from its own private driveway, the garage comprises an up and over door to the front, power sockets, lighting and roof storage.

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 E.

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

Forest Grove, Swaffham

- Contemporary 4 double bedroom detached house
- Presented in excellent condition throughout
- Enclosed rear garden, driveway parking and garage
- Lounge, kitchen/diner with fitted appliances and separate dining room
- Ground floor cloakroom w.c, en suite shower room and family bathroom

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

offers in excess of
£350,000



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 at the next mini roundabout, continue straight over, heading south out of town along London Street. This road merges onto Brandon Road; proceed past the High School and at the roundabout, take the first exit onto Redland Road. Take the first right hand turn onto Forest Grove and bear to the left, where the property will be found along on the left hand side.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM110816 - 0003

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