



**Vesta Close, Swaffham, PE37 8PE**

**welcome to**

**Vesta Close, Swaffham**

>>NO ONWARD CHAIN!! A lovely 3 bedroom detached home, boasting an open-plan kitchen/dining room with French doors, utility room, large lounge with box-bay window, en suite and separate bathroom, South west facing garden, integral garage, off-road parking for two vehicles and more!



**Accommodation:**

Part glazed external entrance door opening to:

**Entrance Hall**

Staircase rising to the first floor accommodation, door opening to:

**Lounge**

Radiator, wood effect hard flooring, television point, under-stairs storage cupboard, UPVC double glazed box-bay window to the front aspect, opening to:

**Kitchen/ Dining Room**

A range of shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap and work surfaces over, built-in electric eye-level oven and gas hob, wall mounted cooker hood over, integrated dishwasher, integrated fridge/freezer, wood effect flooring, radiator, space for a dining table, UPVC double glazed windows and doors opening to the garden.

**Utility Room**

A matching range of floor mounted fitted units with work surfaces over, space and plumbing for a washing machine, space for tumble dryer, UPVC double glazed window to the rear aspect and door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin with tiled splash backs, radiator, UPVC double glazed window to the side aspect.

**First Floor Landing**

Carpet flooring, loft access, storage cupboard, doors opening to all bedrooms and the family bathroom.

**Bedroom 1**

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

**En Suite Shower Room**

Suite comprising low level w.c, hand wash basin tiled splash backs, shower cubicle with wall mounted shower and hand-held attachment, built-in storage cupboard, wood effect flooring, extractor fan, UPVC double glazed window to the rear aspect.

**Bedroom 2**

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

**Bedroom 3**

Built-in wardrobe, radiator, hard flooring, UPVC double glazed window to the rear aspect

**Family Bathroom**

Suite comprising low level w.c, hand wash basin with tiled splash backs, panelled bath with wall mounted shower and glazed shower screen, part tiled walls, extractor fan.

**Outside**

This attractive home is approached by a large driveway providing off-road parking and access to the integral garage, the front garden is laid to lawn with a pathway leads to the front entrance door.

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, gated access is available around the side of the property and an outside tap completes the garden

**Garage**

Up & over door, power sockets and lighting.

**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 hours' drive away. Swaffham boasts ample free parking 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 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.



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welcome to

## Vesta Close, Swaffham

- Contemporary 3 bedroom detached house
- South west facing garden, off-road parking and integral garage
- Modern kitchen/dining room with French doors to the garden
- En suite shower room, family bathroom and ground floor w.c
- Spacious lounge with box-bay window

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £305,000



### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre and the road will merge onto Norwich Road. Take the third righthand turn onto the Ceres Rise development and continue on Vesta Close, continue around to the left and then the right hand turn, where the property is located on the right hand side identified by our William H Brown for sale board



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111101 - 0002

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