



Point Drive, Swaffham, PE37 7EB

welcome to

Point Drive, Swaffham

>>TOWN CENTRE LOCATION. This spacious and flexible detached chalet is situated on a corner plot in a sought after cul-de-sac, with generous gardens, tandem garage and driveway. The property benefits from three double bedrooms and three reception rooms providing ample accommodation for all the family



Accommodation:

Part glazed entrance door opening to:

Entrance Porch

Of UPVC double glazed construction with tile flooring, part glazed door opening to:

Entrance Hall

Stair case rising to first floor landing, radiator, wood effect flooring, under stairs storage space, UPVC double glazed window to the front aspect and doors opening to the kitchen, ground floor bedroom and further door opening to:

Lounge

Feature fireplace with marble effect mantle piece, wood effect flooring, radiator, television point, telephone point, UPVC double glazed window to the side aspect and UPVC double glazed French style doors opening to the rear garden,

Conservatory

Of brick built structure with UPVC double glazed windows over, tiled flooring, radiator, ceiling lights, power sockets and UPVC double glazed door opening to the garden.

Dining Room

Built built feature fire place, radiator, wood effect flooring, television point, UPVC double glazed window to the side aspect, brick built archway open to the the breakfast area.

Breakfast Area

Radiator, wood effect flooring, UPVC double glazed French style doors opening to the garden with fixed side panels.

Kitchen

A range of floor and wall mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer taps over and tiled splash backs, built-in electric eye-level oven, ceramic hob with cooker hood over, storage cupboard, radiator, tiled flooring, space for a dishwasher, space an

American style fridge-freezer, UPVC double glazed window to the conservatory, internal part glazed door opening to:

Utility Room

Radiator, space and plumbing for the washing machine with work surfaces over, tiled flooring, UPVC double glazed window to side and rear aspects.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, fully tiled walls, shower cubicle with electric shower, UPVC double glazed window to the rear aspect.

Ground Floor Bedroom

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

First Floor Landing

Carpet flooring, UPVC double glazed window to the front aspect, doors opening to the two first floor bedrooms and the family bathroom.

Bedroom 1

Built-in wardrobes, radiator, carpet flooring, loft access, UPVC double glazed window to the front aspect.

Bedroom 2

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the side aspect.

Bathroom

Modern bathroom suite with low level w.c and vanity hand wash basin with storage under, panel bath with hand-held shower attachment and shower boarded walls, vinyl flooring, heated towel rail, UPVC double glazed window to rear aspect.

Outside

The front of the property is approached through wrought iron gates and over a brick weave driveway leading to a detached tandem garage and access to the rear garden. There are gravel borders with inset

shrubs.

The rear garden is a particular feature of the property with an undercover veranda area, raised flower beds, pathways and shingled beds, lawned areas, mature shrubs and plants, trees fish pond and hedging, summerhouse and garden shed.

Detached Tandem Garage

Electric up and over door, power sockets, lighting, window to the side aspect, personal door to 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 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 D.

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



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welcome to

Point Drive, Swaffham

- Spacious 3 bedroom detached chalet
- Versatile living accommodation with a ground floor bedroom
- Lounge, dining room, conservatory and utility
- Family bathroom and ground floor shower room
- Driveway off-road parking and detached 26" tandem garage

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

£350,000



directions to this property:

From Swaffham town centre take London Street out of town which merges into Brandon Road. Point Drive and the property can be found on the left hand side clearly marked 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:
SFM110893 - 0003

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