



**St. Guthlac Close, Swaffham, PE37 7JA**

**welcome to**

**St. Guthlac Close, Swaffham**

>> NO ONWARD CHAIN! A 3 bedroom semi-detached house, located on the edge of town, yet within easy reach of local amenities. Offering ample off-road parking, garage, enclosed rear garden, 23' lounge/dining room, modern shower room, cloakroom and more..



**Accommodation:**

UPVC part glazed external entrance door opening to:

**Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, built-in storage cupboard, radiator, wood effect flooring, door opening to the kitchen, further door opening to:

**Lounge / Dining Room**

Feature fireplace, two radiators, television point, wood effect flooring, UPVC double glazed window to the front aspect, UPVC double glazed sliding patio style doors opening to the garden.

**Kitchen**

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, space for cooker, space and plumbing for a washing machine, space for fridge-freezer, tiled flooring, UPVC double glazed window to the rear aspect, part glazed external entrance door to the side aspect.

**First Floor Landing**

Loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

**Bedroom 1**

Built-in double wardrobes with sliding mirrored doors, radiator, television point, wood effect flooring, UPVC double glazed window overlooking the front aspect.

**Bedroom 2**

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

**Bedroom 3**

Built-in wardrobe, radiator, wood effect flooring, UPVC double glazed window overlooking the front aspect.

**Shower Room**

Suite comprising vanity pedestal hand wash basin with storage under, shower cubicle with mains connected shower, shower boarded walls, tiled flooring, heated towel rail, UPVC double glazed windows overlooking the rear aspect.

**Separate Cloakroom W.C**

Suite comprising low level w.c, part tile walls and flooring, UPVC double glazed window to rear aspect.

**Outside**

To the front of the property, a long driveway provides off-road parking for several vehicles and leads to the garage, with an additional hard-landscaped area in front with a selection of plants and flowers.

The rear garden is mainly laid to lawn with a paved patio seating area, the garden is interspersed with a variety of plants, shrubs and flowers, a timber garden storage shed, retained fencing and a personal access door to the garage complete the rear garden.

**Garage**

Remote controlled electric roller door, power sockets, lighting, window to the rear, personal door to the 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 B.

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

## St. Guthlac Close, Swaffham

- NO ONWARD CHAIN
- 3 bedroom semi-detached family home
- Gas fired central heating
- UPVC Double glazed windows throughout
- Good size, fully enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Continue along, pass Waitrose supermarket and take the next right hand turn onto New Sporle Road. Take the right hand turn onto St Guthlac Close and proceed towards the end of the cul-de-sac, bearing left, where the property will be found in front of you, identified by our William H Brown "For Sale" board.

# £199,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111001 - 0004

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