



**Peddars Rise, Swaffham, PE37 8FD**

**welcome to**

**Peddars Rise, Swaffham**

>NO ONWARD CHAIN! An individual and beautifully presented 4 bedroom detached bungalow with ample living and reception space, hard landscaped gardens and situated on an exclusive development within easy reach of Swaffham town centre and all its amenities.



### **Accommodation:**

Part double glazed external entrance door opening to:

### **Entrance Hall**

Carpet flooring, radiator, two storage cupboards, loft access and access to all rooms.

### **Lounge**

Radiator, carpet flooring, TV point and two UPVC double glazed windows to the side aspect, opening to:

### **Sun Room**

Radiator, tiled flooring, UPVC double glazed window to the rear aspect and UPVC double glazed doors opening to the garden.

### **Dining Room**

Radiator, carpet flooring, UPVC double glazed windows to both front and side aspect.

### **Kitchen**

A range of matching wall and base units with complementary work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, built-in electric eye-level oven and microwave, inset electric hob with cooker hood over, space for free standing fridge freezer, tiled flooring, inset ceiling spotlights, matching central island, UPVC double glazed window to front aspect.

### **Utility Room**

A range of matching wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, radiator, wall mounted gas fired central heating boiler, tiled flooring, part glazed external entrance door opening to the side aspect.

### **Bedroom 1**

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

### **Jack & Jill En Suite**

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with mains connected shower, wall mounted bathroom cabinet, heated towel rail, UPVC double glazed window to the rear aspect.

### **Bedroom 2**

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect. door opening to the Jack & Jill en-suite

### **Bedroom 3**

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

### **Bedroom 4**

Currently utilised and a home office, the bedroom consists of carpet flooring, radiator and UPVC double glaze window to the side aspect

### **Bathroom**

Suite comprising low level w.c, vanity hand wash basin with tiled splashbacks and storage under, panelled bath with mixer tap, glazed shower screen and mains connected shower, part tiled walls, tiled flooring, inset ceiling spotlights, wall mounted mirror and bathroom cabinet, extractor fan.

### **Outside**

The property is approached via a brick-weave driveway, which provides off-road parking and access to the detached garage. A rest of the frontage is hard landscaped, steps lead up to the front entrance door,

A side access gate opens to the side and rear gardens, which are also hard-landscaped, for ease of maintenance, and boast extensive paved patio areas, ideal for entertaining friends and family in the summer evenings, together with a timber summer house and garden storage shed.

### **Garage**

Up & over door, power sockets, lighting and

personal door opening 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 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.

### **Agents Note**

We understand from the vendor that this property is subject to a service charge of approximately £20.00 per month for the upkeep of the communal areas within this small development. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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welcome to

## Peddars Rise, Swaffham

- Executive style 4 bedroom detached bungalow
- Exclusive development in peaceful location
- Rear facing lounge with opening to the sun room
- Modern fitted kitchen and matching utility room
- Jack & Jill en-suite shower room and family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111053 - 0003

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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.

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, continue straight over onto Mangate Street, which merges after the bend onto Norwich Road. Further along, take the opening on the right hand side onto Peddars Rise and the property will be found at the end of the cul-de-sac.



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