



**Kendle Road, Swaffham, PE37 8GU**

**welcome to**

**Kendle Road, Swaffham**

A beautiful 3 bedroom semi-detached house, situated in the popular Redlands Park development to the South of Swaffham, within easy reach of town centre. The property offers an enclosed rear garden, driveway, contemporary kitchen/dining room/lounge with bi-fold doors & much more!



**Accommodation:**

Part glazed composite external entrance door opening to:

**Entrance Hall**

Radiator, tiled flooring, door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising back to wall w.c and wall mounted hand wash basin, part tiled walls, radiator, tiled flooring, inset ceiling spotlights.

**Kitchen / Dining Room / Lounge  
Kitchen Area**

A modern range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted gas hob with concealed cooker hood over, integrated dishwasher, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

**Dining Area**

Staircase rising to the first floor landing with large under-stairs cupboard (with plumbing for washing machine), radiator, tiled flooring, open to:

**Lounge**

Radiator, television point, tiled flooring, UPVC double glazed bi-fold doors opening to the rear garden.

**First Floor Landing**

Built-in cupboard, radiator, carpet flooring, access to the fully boarded loft with electrics, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

**Master Bedroom**

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

**Bedroom 2**

Radiator, carpet flooring, UPVC double glazed

window overlooking the rear aspect.

**Bedroom 3**

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

**Family Bathroom**

7' 2" x 6' 3" ( 2.18m x 1.91m )

Beautiful bathroom suite comprising back to wall w.c, vanity hand wash basin with storage under, panelled bath with mains connected rainfall style shower over, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window overlooking the front aspect.

**Outside**

To the front of the property, there is a low maintenance, landscaped garden area with a pathway leading to the main entrance door. A driveway provides off road parking and has electrical sockets fitted.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area and rear access gate. A paved walk way does around the border and leads to the rear, where a further decked seating area is available, external lighting, an outside tap and power sockets complete 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 C.

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



**view this property online** [williamhbrown.co.uk/Property/SFM110836](http://williamhbrown.co.uk/Property/SFM110836)



welcome to

## Kendle Road, Swaffham

- Modern 3 bedroom semi-detached house
- Presented in excellent condition throughout
- Contemporary open plan kitchen/dining room/lounge
- Bi-fold doors opening to the rear garden
- UPVC double glazed windows & gas fired central heating

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£240,000**



### 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 continue south out of town along London Street. At the next mini roundabout, proceed straight over and the road will merge onto Brandon Road; continue past the High School on the right and at the roundabout, turn left onto Redland Road. Take the left hand turn onto Kendle Road and proceed along, the property is found 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:  
SFM110836 - 0005

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