



Pine Avenue, Cockley Cley, Swaffham, PE37 8AP

welcome to

Pine Avenue, Cockley Cley, Swaffham

NO ONWARD CHAIN! A 3 bedroom semi-detached house, occupying an enviable position in the semi-rural village of Cockley Cley. The property is in need of updating throughout but backs onto open fields. Offering generous front and rear garden, off-road parking and a detached garage!



Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage area, radiator, carpet flooring, UPVC double glazed window to the rear front aspect, door opening to:

Lounge

Feature fireplace with tiled hearth and surround, radiator, television point, UPVC double glazed windows to the front aspect, door opening to:

Dining Room

Radiator, ceiling rose, storage cupboard, UPVC double glaze window to front aspect

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset single drainer stainless steel sink unit, tiled splash backs and surrounds, space for an electric cooker with wall mounted extractor fan, radiator, UPVC double glazed window to the rear aspect.

Rear Lobby

External door opening to the garden and doors opening to the utility and cloakroom w.c

Utility Room

Two fitted base units with and inset stainless steel sink and drainer, plumbing for a washing machine, window to the rear aspect and part glazed door opening to the garden.

Ground Floor Cloakroom W.C

Low level w.c, vinyl flooring, window to the side aspect

First Floor Landing

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

Bedroom 1

Built-in bedroom furniture, radiator, wall lighting, UPVC double glazed window overlooking the front aspect.

Bedroom 2

Airing cupboard, radiator, UPVC double glazed window overlooking the front aspect.

Bedroom 3

Built-in storage cupboard, radiator, UPVC double glazed window overlooking the rear aspect

Family Bathroom

In need of replacement, the bathroom suite comprises a low level w.c, pedestal hand wash basin with tiled splash backs, panelled bath with mixer taps, shower screen and wall mounted electric shower, part tiled walls, wall mounted heater, UPVC double glazed window overlooking the rear aspect.

Outside

Accessed through hinged timber gates, the front of the property, there is a good-size front garden with driveway off-road parking leading to the front of the garage, a walkway leads to the main entrance door.

The spacious rear garden would benefit from some maintenance, two outbuilding are located in the rear garden, The property also backs onto open fields.

Location

The small village of Cockley Cley is a semi-rural village situated approximately 4 miles from the market town of Swaffham, 13 miles from Downham Market and under 32 miles from the City of Norwich. The village boasts the popular Twenty Churchwardens public house, a playing field, which is located behind this property, and St. Mary's Church, thought to be one of the oldest churches in the

country.

Further amenities and facilities can be found in Swaffham, which is located approximately 28 miles from the coastal town of Hunstanton and 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 supermarkets 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 B.

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/SFM110749



welcome to

Pine Avenue, Cockley Cley, Swaffham

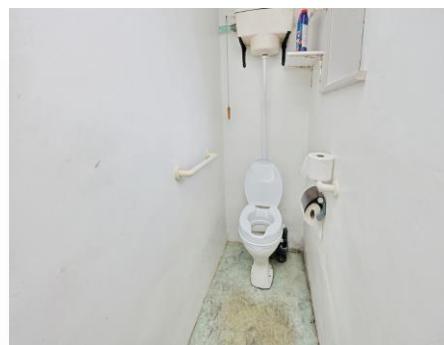
- Spacious 3 bedroom semi-detached house
- Would benefit from a course of refurbishment
- Generous rear garden and backing onto fields
- Air source heat pump central heating
- Off-road parking and garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£200,000



view this property online williamhbrown.co.uk/Property/SFM110749

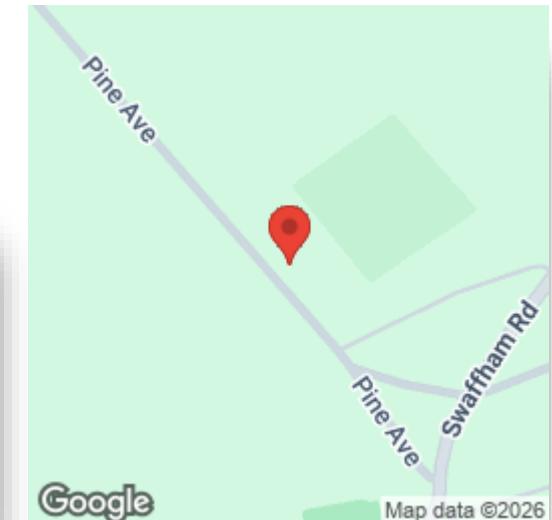
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SFM110749 - 0003

directions to this property:

Leave Swaffham via Cley Road and continue along this road for approximately 3 miles until reaching the village of Cockley Cley. Just before the Twenty Churchwardens pub, take the right hand turn onto Pine Avenue and proceed, where the property will be found shortly along 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

 william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk