



**Lee Warner Road, Swaffham, PE37 7GD**

**welcome to**

**Lee Warner Road, Swaffham**

>> NO ONWARD CHAIN! A well presented 3 bedroom home, located within this popular development, in easy reach of Swaffham town centre. Boasting a fitted kitchen and bathroom, open-plan lounge/dining room, ground floor w.c, enclosed rear garden, driveway, garage en bloc and more!



**Accommodation:**

Composite obscure glass external entrance door opening to:

**Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, engineered oak wood flooring, doors opening to the lounge and kitchen, further door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising low level w.c and vanity hand wash basin with storage under and tiled splash backs, radiator, wood effect laminate flooring, UPVC double glazed window to the front aspect.

**Kitchen**

A 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 electric oven with gas hob and cooker hood over, space and plumbing for a washing machine, space for a dryer, space for free-standing fridge-freezer, UPVC double glazed window to the front aspect.

**Open-Plan Lounge/Dining Room**

A bright and airy space comprising;

**Dining Area**

Radiator, engineered oak wood flooring, open-plan to:

**Lounge Area**

Radiator, television point, telephone point, engineered oak wood flooring, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden.

**First Floor Landing**

Carpet flooring, doors opening to all bedrooms the family bathroom.

**Master Bedroom**

Built-in storage wardrobes, radiator, carpet flooring,

two UPVC double glazed windows overlooking the rear aspect.

**Bedroom 2**

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

**Bedroom 3**

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

**Family Bathroom**

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap and shower over, tiled walls, extractor fan, fitted bathroom cabinet.

**Outside**

To the front of the property, there is a pathway leading to the main entrance door with decorative slate chipping's and plant pots. A side driveway leads to the en bloc garage and rear garden.

The attractive and fully enclosed rear garden is partly lawned garden with a paved patio seating area, raised planters are located toward the bottom of the garden along with a hard landscaped area and retaining fencing.

**En Bloc Garage**

Up and over door to the front aspect.

**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, regular bus route. There is a small, social history museum, many public houses, restaurants and cafes, together with supermarkets including Waitrose, Asda and Tesco, together with independent shops. Within the town

there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. The 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

## Lee Warner Road, Swaffham

- Well-proportioned 3 bedroom house
- Close to Swaffham town centre and local schools
- Open-plan lounge/dining room with French doors to the rear garden
- Modern fitted kitchen
- Family bathroom and ground floor cloakroom w.c

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110272 - 0003

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### directions to this property:

From the William H Brown Swaffham office, pass Morrisons Daily and at the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed to the next mini round-a-bout. Continue straight over and proceed along. Take the left hand turn onto Merryweather Road and then take the second left hand turn onto Lee Warner Road. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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