





Kendle Road, Swaffham, PE37 8GT

william
h brown

welcome to

Kendle Road, Swaffham

>>MOVE STRAIGHT IN! 3 bedroom family home, situated in a sought after edge of town development. Benefitting from open-plan living, with a modern fitted kitchen, en-suite shower facilities to the master bedroom, modern family bathroom, enclosed low maintenance rear garden and much more!!













Accommodation:
Composite part glazed entrance door opening to:

Entrance Hall
Tiled flooring, internal doors opening to all ground floor rooms.

Ground Floor W.C.
Suite comprising low level w.c., hand wash basin with mixer tap over, tiled splash backs and surrounds, tile effect flooring, UPVC double glazed obscure glass window to the front aspect.

Lounge/Dining Area/Kitchen
Lounge
Tiled flooring, radiator, television and telephone points, UPVC double glazed external door opening to the rear garden.

Dining Area
Tiled flooring, built in storage cupboards, stairs rising to first floor, opening to:

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer tap over, tiled splash backs and surrounds, inset gas fired hob with concealed cooker hood over, integrated fridge/freezer, built in eye level double oven and microwave, integrated dishwasher, integrated washing machine, radiator, inset ceiling spotlights, tiled flooring, UPVC double glazed window to the front aspect.

First Floor Landing
Carpet flooring, radiator, loft access, built in storage cupboard, internal doors opening to all bedrooms and the family bathroom.

Master Bedroom
Carpet flooring, radiator, built in sliding door wardrobes, UPVC double glazed window to the rear aspect, internal door opening to:

Ensuite Shower Room
Suite comprising low level w.c., hand wash basin with mixer tap over, walk in shower cubicle with mains powered shower over, fully tiled walls, tiled flooring, heated towel rail.

Bedroom 2
Wood flooring, radiator, built in sliding door wardrobes, UPVC double glazed window to the front aspect.

Bedroom 3
Wood flooring, radiator, UPVC double glazed window to the rear aspect.

Family Bathroom
Suite comprising low level w.c., vanity hand wash basin with mixer taps over and storage under, panelled bathtub with additional mains powered shower over, fully tiled walls, tiled flooring, heated towel rail, UPVC double glazed obscure glass window to the front aspect.

Outside
The property is approached by a paved pathway leading to the front door which is bordered by established and well manicured plants and shrubs, complete with external lighting.

The rear garden is fully enclosed by a retained timber fence, laid mainly to lawn with a raised paved patio seating area and pathway leading to the timber gate.

Location
Swaffham is a 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 B.

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

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Kendle Road, Swaffham

- 3 bedroom modern family home
- Master bedroom with en suite shower room
- Modern fitted kitchen with integrated appliances
- Open-plan lounge/dining room
- Fully enclosed rear garden

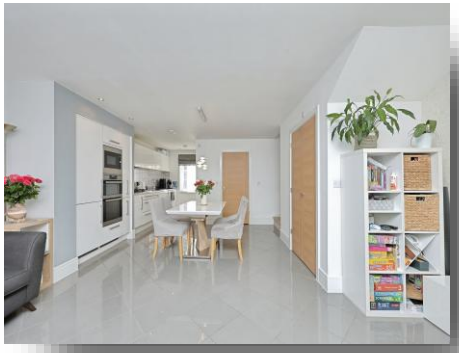
Tenure: Freehold EPC Rating: C
Council Tax Band: C

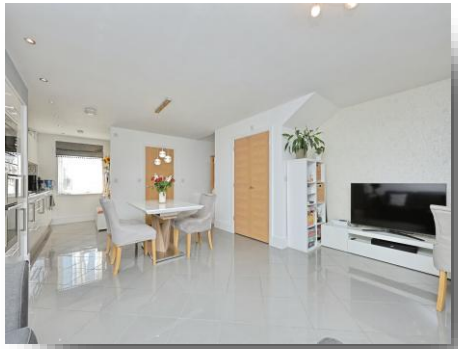
directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn right and continue south out of town along London Street. This road merges onto Brandon Road; proceed past the High School on the right and towards the round-a-bout. At the round-a-bout, turn left onto Redland Road and then take the right hand turn onto Kendle Road. The property will be found, identified by our William H Brown "For Sale" board.

offers in excess of

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111364

The Property Ombudsman

Property Ref:
SFM111364 - 0003

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.

william h brown

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