



**Sir Archdale Road, Swaffham, PE37 7JF**



**welcome to**

## **Sir Archdale Road, Swaffham**

A lovely 2 double bedroom semi-detached house, located within this popular edge of town development. Offering modern accommodation, front facing lounge, a kitchen/diner, ground floor cloakroom wc, enclosed rear garden, off-road parking, garage and more!



**Accommodation:**

Part glazed external entrance door opening to:

**Entrance Hall**

Staircase rising to the first floor landing, radiator, tiled flooring, door opening to the lounge, further door opening to:

**Ground Floor Cloakroom WC**

Suite comprising low level wc, pedestal hand wash basin with tiled splash backs, radiator, tiled flooring, UPVC double glazed obscure glass window to the front aspect.

**Lounge**

Under-stairs storage cupboard, two radiators, carpet flooring, television point, telephone point, large UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect.

**Kitchen / Diner**

A range of wall and floor mounted fitted kitchen units with work surfaces over, stainless steel 1 1/2 bowl sink and drainer with mixer tap, space for an electric cooker with concealed cooker hood over, integrated dishwasher, space and plumbing for a washing machine, space for a fridge-freezer, radiator, tiled flooring, inset ceiling spotlights, space for a dining table, UPVC double glazed window to the rear aspect and part glazed external entrance door opening to the garden.

**First Floor Landing**

Carpet flooring, doors opening to both bedrooms and the family bathroom. Access to the loft space which is fully insulated, part boarded and houses the Thermal Panel system that provides hot water during the sunnier months.

**Bedroom 1**

Built-in storage cupboard (housing the immersion tank), alcove allowing hanging rails, radiator, television point, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

**Bedroom 2**

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

**Family Bathroom**

Suite comprising low level wc, hand wash basin, panelled bath with glazed shower screen and mains connected shower, part tiled walls, electric shaving point, wall mounted bathroom cabinet, radiator, wood effect flooring, inset ceiling spotlights, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

**Outside**

To the front of the property a brickweave paved area provides parking for multiple vehicles, access to the entrance door and pathway to the side of the house. A timber gate gives access into the rear garden. The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, raised plant beds, external lighting and outside tap complete the rear.

**Garage**

Up & over electric front door, power sockets, lighting and personnel door to the rear 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 is also on an excellent bus route. There is 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, sport and leisure facilities and a popular golf club. 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.



**view this property online** [williamhbrown.co.uk/Property/SFM110882](http://williamhbrown.co.uk/Property/SFM110882)



**welcome to**

## **Sir Archdale Road, Swaffham**

- Contemporary 2 double bedroom semi-detached house
- Presented in very good condition throughout
- Open-plan lounge and kitchen/diner
- Modern fitted kitchen
- Family bathroom and ground floor wc

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£220,000**



### **directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons Daily and at the traffic lights, turn left onto Station Street. Continue along this road, passing Tesco and take the right hand turn into Admiral Wilson Way. Take the next right hand turn onto Sir Archdale Road and continue to the end of the cul-de-sac, the property will be found further along on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110882](http://williamhbrown.co.uk/Property/SFM110882)



Property Ref:  
SFM110882 - 0004

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 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.



**william h brown**



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**