



**London Street, Swaffham, PE37 7DJ**



**welcome to**

**London Street, Swaffham**

A beautiful and well-presented 4 bedroom detached house in the Swaffham town centre, this home offers substantial accommodation including dining room, utility, conservatory, en suite bathroom, detached double garage, secure off road parking & much more!



**Accommodation:**

Composite external stable entrance door with UPVC double glazed side panels opening to:

**Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, telephone point, doors opening to the dining room and further door opening to:

**Lounge**

20' 3" x 11' 3" ( 6.17m x 3.43m )

Feature fireplace with woodburning stove, radiator, television point, engineered oak wood flooring, UPVC double glazed window to the front aspect, French patio style doors opening to

**Conservatory**

11' 7" x 6' ( 3.53m x 1.83m )

Of mainly UPVC double glazed construction on a brick base, providing views over the rear gardens. Radiator, laminate flooring, double glazed doors opening to the rear garden.

**Dining Room**

11' 8" x 9' 7" ( 3.56m x 2.92m )

Radiator, engineered oakwood flooring, UPVC double glazed window to the front aspect, arch opening to

**Kitchen/Breakfast Room**

16' max x 11' max ( 4.88m max x 3.35m max )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splash backs and surrounds, integrated electric oven and hob with cooker hood over, radiator, laminate flooring, breakfast bar, UPVC double glazed windows to both the rear and side aspects, door opening to enclosed driveway and from there a further door to:

**Cloakroom W.C**

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, radiator, timber

single glazed window to the rear aspect.

**Enclosed Driveway**

20' 1" x 8' ( 6.12m x 2.44m )

Electric remote controlled shutter, driveway through to garden.

**First Floor Galleried Landing**

Carpet flooring, loft access, storage cupboard, doors opening to all bedrooms and the family bathroom.

**Bedroom1**

19' 3" max x 11' 3" ( 5.87m max x 3.43m )

Radiator, ceiling spotlights, carpet flooring, television point, dual aspect UPVC double glazed windows to the front and side aspect, door opening to:

**En Suite Bathroom**

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, panelled bath glass shower screen and hand-held shower attachment, heated towel rail, laminate flooring, extractor fan, UPVC double glazed window to rear aspect.

**Bedroom 2**

14' max x 11' 9" max ( 4.27m max x 3.58m max )

Radiator, engineered oakwood flooring, UPVC double glazed window to front aspect.

**Bedroom 3**

13' 10" x 9' 10" into door recess ( 4.22m x 3.00m into door recess )

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

**Bedroom 4**

9' 8" x 7' 1" ( 2.95m x 2.16m )

Radiator, carpet flooring, UPVC double glazed window to front aspect.

**Outside**

The property is approached via cast iron gate, which opens to the steps leading to the front entrance door, a small section of front garden either side of the steps offers an opportunity for potted plants and

flowers, all enclosed by a red brick wall and a cast iron fence, giving the front of the property an eye catching appearance.

**Double Garage**

17' 9" x 16' 9" ( 5.41m x 5.11m )

2 x up and over entrance doors, power, lighting, personal entrance door to the garden, roof storage space, timber single glazed window to the side.

**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 E.

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

**directions to this property:**

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. Continue towards the mini round-a-bout and bear left and proceed along London Street, where the property will be found on the right hand side.



**view this property online** [williamhbrown.co.uk/Property/SFM110689](http://williamhbrown.co.uk/Property/SFM110689)



## welcome to London Street, Swaffham

- Substantial 4 bedroom detached house - Total Floor Area: 145m<sup>2</sup> / 1560ft<sup>2</sup>
- Dual aspect lounge, conservatory, separate dining room & utility room
- Fantastic town centre location, within easy walking distance of all the town amenities
- Gas fired radiator central heating and UPVC double glazed windows
- Detached double garage and enclosed/secure off road parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

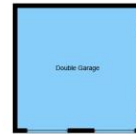
# £300,000



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110689](http://williamhbrown.co.uk/Property/SFM110689)



Property Ref:  
SFM110689 - 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 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)**