





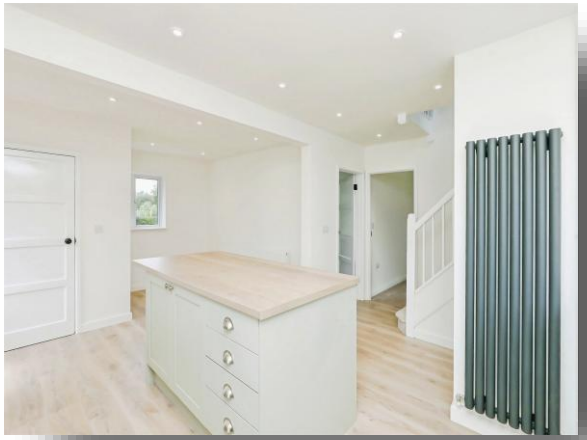
Elm Place, Gooderstone, PE33 9BX

william h brown

welcome to

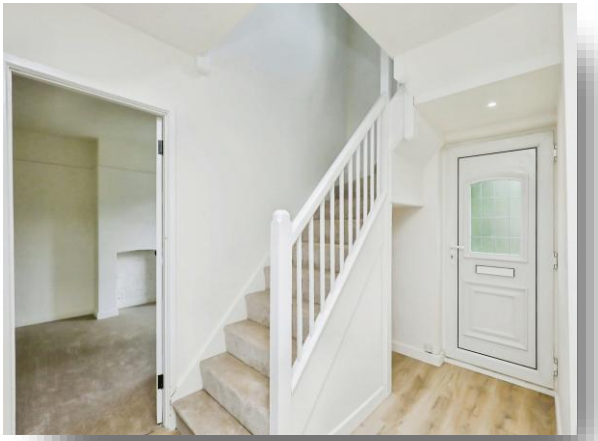
Elm Place, Gooderstone

>> CHAIN FREE!! A stunning semi-detached home, occupying a pleasant setting in the heart of this highly-regarded village. This beautifully presented home has undergone an extensive programme of full refurbishment, offering new electrics, plumbing, flooring, air source heat pump, radiators and more!













Accommodation:
UPVC part glazed external entrance door opening to:

Entrance Hall Area
Staircase rising to the first floor landing with open-plan under-stairs storage area, wood effect laminate flooring, inset ceiling spotlights, doors opening to the lounge and dining room, open-plan to:

Kitchen/Breakfast Room
21' 11" max x 14' 5" max (6.68m max x 4.39m max)
This contemporary open living space boasts a comprehensive range of floor mounted fitted Howdens kitchen units with wood effect work surfaces and upstands over, inset enamel sink and drainer with mixer tap, built-in oven and hob with extractor hood over and glass splash back, fitted central island with wood effect work surfaces, ample storage space and breakfast bar, integrated dishwasher, integrated washing machine, vertical radiator, further radiator, wood effect laminate flooring, inset ceiling spotlights, triple aspect UPVC double glazed windows to the front, side and rear, UPVC part glazed external entrance door opening to the side aspect, door opening to:

Ground Floor W.C
Suite comprising back to wall w.c and wall mounted hand wash basin with tiled splash backs, pressurised hot water cylinder, wood effect laminate flooring, UPVC double glazed obscure glass window to the rear aspect.

Lounge
13' 11" max x 10' 11" (4.24m max x 3.33m)
Feature fireplace with inset wood burner set on a ceramic tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to the rear aspect.

Dining Room
10' 5" max x 10' 4" (3.17m max x 3.15m)
Feature fireplace, radiator, carpet flooring, UPVC double glazed window to the front aspect.

First Floor Galleried Landing
Carpet flooring, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1
13' 11" max x 11' (4.24m max x 3.35m)
Built-in low-level storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2
11' 1" max x 10' 11" (3.38m max x 3.33m)
(Sloping ceiling) Door opening to roof storage void, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3
10' 5" max x 10' 4" (3.17m max x 3.15m)
Built-in low level storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom
10' 5" x 7' 8" (3.17m x 2.34m)
(Sloping ceiling) Suite comprising low level w.c, vanity hand wash basin with storage under, modern double ended free-standing bath with wall mounted mixer tap and separate quadrant double shower cubicle with inset tiling and shower unit, heated towel rail, wood effect vinyl flooring, inset ceiling spotlights, UPVC double glazed obscure glass window overlooking the front aspect.

Outside
This stunning property is approached via a shingle driveway, which provides ample off-road parking. There is a large lawned front garden with a pathway leading to the main entrance door, retaining hedging and some shrub beds.

There is also a substantial lawned rear garden with a small gravelled patio area, feature ornamental trees, retaining hedging and fencing.

Location
The historic, semi-rural village of Gooderstone is located approximately 6 miles from the bustling market town of Swaffham and 12 miles from Downham Market. This lovely village boasts a primary school, St Georges Church, a public house, The Swan Inn, cricket club and Gooderstone Water Gardens & Nature Trail, which is a unique attraction open daily. Further amenities and facilities can be found in Swaffham town itself, which offers a small, social history museum, many public houses, restaurants and cafes, together with large supermarkets and smaller independent shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and a popular golf club. 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.

welcome to

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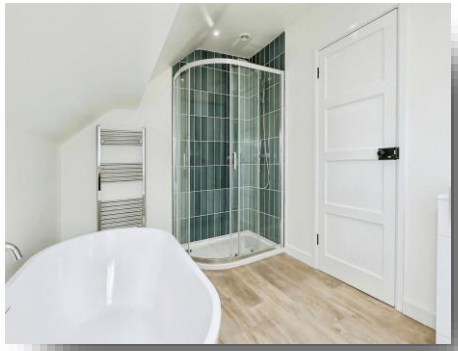
- Fully refurbished 3 double bedroom semi-detached house
- NO ONWARD CHAIN!, Luxury fitted 4-piece family bathroom and ground floor w.c
- Open-plan Howdens fitted kitchen/breakfast room with integrated appliances
- Large front and rear gardens and ample off-road parking
- Lounge with newly installed wood burner and formal dining room

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

offers in excess of

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111431

directions to this property:

Leave Swaffham via Cley Road and follow this road out of town into the open countryside. Proceed through the village of Cockley Cley and towards Oxborough. Before reaching Oxborough, take the left hand turn, signposted 'Gooderstone', along Clarke's Lane (ignoring the first left hand signpost marked Gooderstone off this road). At the t-junction, turn right into the village of Gooderstone and take the first left hand turn onto Elm Place. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.

The Property Ombudsman

Property Ref:
SFM111431 - 0002

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william h brown

01760 721655

Swaffham@williamhbrown.co.uk

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

williamhbrown.co.uk

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