



St. Guthlac Close, Swaffham, PE37 7JA

welcome to

St. Guthlac Close, Swaffham

PUBLIC NOTICE - The vendor has been in receipt of an offer of £205,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, built-in storage cupboard, radiator, wood effect flooring, door opening to the kitchen, further door opening to:

Lounge / Dining Room

Feature fireplace, two radiators, television point, wood effect flooring, UPVC double glazed window to the front aspect, UPVC double glazed sliding patio style doors opening to the garden.

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, space for cooker, space and plumbing for a washing machine, space for fridge-freezer, tiled flooring, UPVC double glazed window to the rear aspect, part glazed external entrance door to the side aspect.

First Floor Landing

Loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Built-in double wardrobes with sliding mirrored doors, radiator, television point, wood effect flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

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

Bedroom 3

Built-in wardrobe, radiator, wood effect flooring, UPVC double glazed window overlooking the front aspect.

Shower Room

Suite comprising vanity pedestal hand wash basin with storage under, shower cubicle with mains connected shower, shower boarded walls, tiled flooring, heated towel rail, UPVC double glazed windows overlooking the rear aspect.

Separate Cloakroom W.C

Suite comprising low level w.c, part tile walls and flooring, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a long driveway provides off-road parking for several vehicles and leads to the garage, with an additional hard-landscaped area in front with a selection of plants and flowers.

The rear garden is mainly laid to lawn with a paved patio seating area, the garden is interspersed with a variety of plants, shrubs and flowers, a timber garden storage shed, retained fencing and a personal access door to the garage complete the rear garden.

Garage

Remote controlled electric roller door, power sockets, lighting, window to the rear, personal door to the 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 is 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 on the outskirts, 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.



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welcome to

St. Guthlac Close, Swaffham

- NO ONWARD CHAIN
- 3 bedroom semi-detached family home
- Gas fired central heating
- UPVC Double glazed windows throughout
- Good size, fully enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Continue along, pass Waitrose supermarket and take the next right hand turn onto New Sporle Road. Take the right hand turn onto St Guthlac Close and proceed towards the end of the cul-de-sac, bearing left, where the property will be found in front of you, identified by our William H Brown "For Sale" board.

£199,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111001 - 0005

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.

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk