



**Neptune Way, Swaffham, PE37 8PG**

**welcome to**

## **Neptune Way, Swaffham**

A contemporary and well presented 4 double bedroom detached house, situated in this sought-after area of Swaffham. Boasting ample accommodation with an open-plan kitchen/family/dining room & separate utility, large lounge, en suite shower room, enclosed rear garden, driveway, garage and much more!



## **Accommodation:**

Part glazed composite external entrance door opening to:

### **Entrance Hallway**

Staircase rising to the first floor accommodation, built-in storage cupboard, radiator, wood effect flooring, doors opening to the lounge, study and open-plan kitchen/family/dining room, further door opening to:

### **Ground Floor W.C**

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, wood effect flooring, extractor fan.

### **Study/Home Office**

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

### **Lounge**

Radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

### **Open-Plan Kitchen/Family/Diner Family/Dining Area**

Radiator, wood effect flooring, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden, open-plan to:

### **Kitchen Area**

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in oven and gas hob with extractor hood over, integrated fridge-freezer, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, doorway opening to:

### **Utility Room**

A matching range of wall and floor mounted fitted kitchen units with work surfaces and upstands over,

plumbing for washing machine, space for under-counter appliance, concealed gas central heating boiler, UPVC part glazed external entrance door opening to the side aspect.

### **First Floor Landing**

Built-in storage cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

### **Bedroom 1**

Radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect, door opening to:

### **En Suite Shower Room**

Suite comprising low level w.c, hand wash basin with tiled splash backs, and shower cubicle with inset tiling and shower unit, heated towel rail, wood effect flooring, extractor fan.

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Bedroom 4**

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

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin with tiled splash backs, and panelled bath with shower screen and shower over, heated towel rail, wood effect flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

### **Outside**

To the front of the property, there is a lawned garden area with established shrub beds and a pathway leading to the main entrance door. A driveway to the side provides off-road parking and access to the garage.

The enclosed rear garden is laid mainly to lawn with plant and shrub bed borders, a paved patio seating area, shingle seating area and timber side access gates.

### **Garage**

Garage door to the front aspect.

### **Agents Note**

There is a site maintenance charge of approximately £231.76 to cover the costs of maintenance of the communal areas. Further details of this can be obtained from your conveyancer at the time of purchase.

### **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 just 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 D.

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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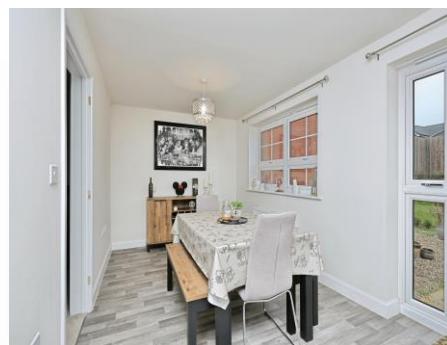
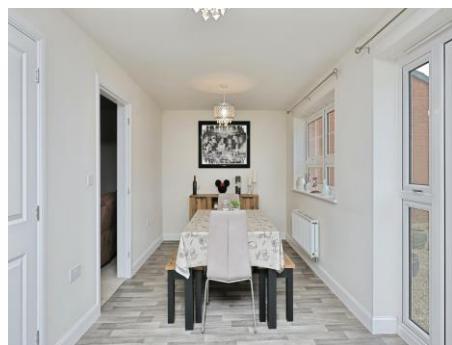
- Modern 4 double bedroom detached house
- Enclosed rear garden, off-road parking and detached garage
- Large lounge and study/home office
- Contemporary open-plan kitchen/family/dining room and matching utility room
- En suite shower room and family bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

**£390,000**



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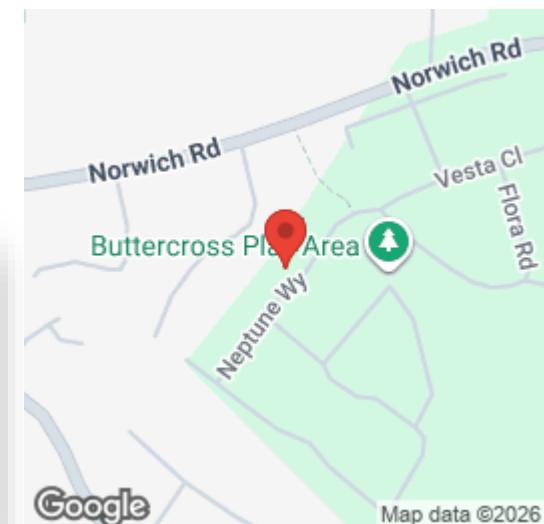
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:  
SFM110909 - 0002

## directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre and the road will merge onto Norwich Road. Continue along, taking the right hand turn onto the new Ceres Rise development (Ceres Drive) and at the T junction, turn right onto Neptune Way. The driveway for the property will be found shortly along on the right hand side.



Please note the marker reflects the postcode not the actual property

 william h brown



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