



The UK's
BIGGEST

OPEN HOUSE EVENT

24, 25 & 26 April



Shepherds Fold, Swaffham PE37 7TR

welcome to

Shepherds Fold, Swaffham

>>FOR SALE BY MODERN AUCTION! - An well-proportioned 4 bedroom detached home, located within the historic market town of Swaffham. This stunning home boasts a kitchen with utility, lounge, dining room, conservatory, en-suite shower room, family bathroom, ground floor cloakroom, double garage & more



Accommodation

Recessed storm porch, UPVC part composite external entrance door opening to:

Entrance Hall

UPVC double glazed fixed side window to front aspect, radiator, stair case rising to first floor landing, internal doors opening to lounge, kitchen, dining room, double garage and further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, vanity hand wash basin, tiled flooring, extractor fan.

Lounge

17' 10" x 11' 3" (5.44m x 3.43m)

Feature electric fireplace with decorative surround and hearth, radiator, carpet flooring, television and telephone points, dual aspect UPVC bow window to the front and side.

Dining Room

12' x 9' 11" (3.66m x 3.02m)

Radiator, carpet flooring, telephone point, UPVC double glazed window to the front aspect, UPVC double glazed sliding patio style doors opening to the conservatory.

Conservatory

7' 9" x 7' 8" (2.36m x 2.34m)

Of UPVC double glazed construction with tiled flooring and sliding patio doors.

Kitchen

14' 10" x 11' 10" (4.52m x 3.61m)

A comprehensive range of shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, integrated eye-level oven, gas hob with concealed cooker hood over, space for a dishwasher, space for under counter appliances, radiator, laminate flooring, breakfast bar, UPVC double glazed windows to side and rear aspect.

Utility Room

7' 8" x 7' 7" (2.34m x 2.31m)

A further extension of the shaker style fitted kitchen units work surfaces over, integrated fridge/freezer, space and plumbing for a washing machine, laminate flooring, UPVC double glazed window and door to the garden.

First Floor Landing

Airing cupboard, carpet flooring, loft access, doors opening to all bedrooms, the shower room and the family bathroom.

Master Bedroom

12' 3" x 11' 2" (3.73m x 3.40m)

Radiator, carpet flooring, telephone point, UPVC double glazed window overlooking the front aspect, walk-in dressing room with built-in wardrobes and door opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, corner shower cubicle with electric shower unit, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect

Bedroom 2

11' 10" x 9' 6" (3.61m x 2.90m)

Built-in wardrobe, radiator, carpet flooring, dual aspect UPVC double glazed window overlooking the side and rear.

Bedroom 3

11' 10" x 9' 6" (3.61m x 2.90m)

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

8' 10" x 7' 11" (2.69m x 2.41m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin with storage under, panelled bath with mixer tap and electric shower over, fully tiled walls, radiator, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the property, there is a driveway providing side by side off-road parking and access to the double garage. A well-manicured lawn garden with shrubs to the front border. A pathway leads to the front entrance door.

The attractive enclosed rear garden is laid mainly to hard landscape with a paved patio seating area, well-stocked border areas with an array of plants and shrub beds, the enclosed garden has external lighting, an outside tap and has a personal door opening to the double garage.

Double Garage

18' 5" x 18' 1" (5.61m x 5.51m)

Electric roller door, power sockets, lighting, UPVC double glazed window to the rear, doors opening to the garden and hallway

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 has 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 and sport and leisure facilities. 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.



view this property online williamhbrown.co.uk/Property/SFM110692



welcome to

Shepherds Fold, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Substantial 4 bedroom detached house
- Presented in very good condition throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£300,000

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn right and continue south out of town along London Street. Take the left hand turn onto Watton Road and proceed along, taking the left hand turn onto Heathlands. Take the first right hand turn onto Shepherds Fold, continue and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110692



Property Ref:
SFM110692 - 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



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



williamhbrown.co.uk