



Hamilton Close, Swaffham, PE37 7TA

welcome to

Hamilton Close, Swaffham

A beautifully presented 3 bedroom linked-detached home, set in a pleasant cul-de-sac position, in easy reach of Swaffham town centre. Benefitting from a modern fitted kitchen & bathroom, extra reception room, dining room with wood burner, ground floor w.c, off-road parking & enclosed rear garden!



Accommodation:

UPVC part double glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, wood effect laminate flooring, door opening to the lounge, further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c and wall mounted hand basin with tiled splash backs, radiator, UPVC double glazed window to the side aspect.

Lounge

Radiator, television point, telephone point, wood effect laminate flooring, UPVC double glazed window to the front aspect, opening through to:

Kitchen

A stunning kitchen with a comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset 1 1/2 bowl sink and drainer with flexi-hose mixer tap, tiled splash backs and surrounds, space for Range style oven with cooker hood over, fitted wine rack, fitted kitchen island with wood effect work surfaces and storage under, under-stairs storage cupboard, cupboard housing the gas fired central heating boiler, radiator, wood effect laminate flooring, door opening to the library/study, opening through to:

Dining Room

Fitted wood burner, wall and floor mounted fitted storage cabinets with work surfaces over, plumbing for washing machine and tumble dryer, space for fridge-freezer, radiator, wood effect laminate flooring, two double glazed roof windows and UPVC double glazed windows to the rear and side aspects, UPVC double glazed external entrance door opening to the rear garden.

Library / Study

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

opening to:

Boot Room

Vinyl flooring, UPVC part double glazed external entrance door opening to the rear garden.

First Floor Landing

Built-in over-stairs storage cupboard, loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Fitted wardrobe with mirrored doors, radiator, television point, telephone point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and P shaped panelled bath with central mixer taps, shower screen and shower over, fully tiled walls, heated towel rail, vinyl flooring, extractor fan, wall mounted bathroom cabinet, UPVC double glazed window overlooking the front aspect.

Outside

To the front of the property, there is a shingle garden area interspersed with plants and shrubs, external security lighting and steps leading to the main entrance door. In addition to this, the property also benefits from driveway off-road parking to the side with gated access leading to the rear garden.

The fully enclosed rear garden benefits from an artificial lawn, for ease of maintenance, with a raised timber decking area providing seating, shingle area

and shingle borders and a spacious studio/garden office. The property also enjoys an excellent position on the estate, backing onto the Swaffham Rugby Club.

Studio / Garden Office

Power and lighting connected, laminate flooring, inset spotlighting, dual aspect windows to the front and 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 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.

Council Tax Band

This property is Council Tax band C.

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



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welcome to

Hamilton Close, Swaffham

- Extended 3 bedroom linked-detached house
- Presented in excellent condition throughout
- Modern fitted kitchen with fixed island
- Dining room with wood burner
- Lounge, library/study and ground floor cloakroom w.c

Tenure: Freehold EPC Rating: C

Council Tax Band: C

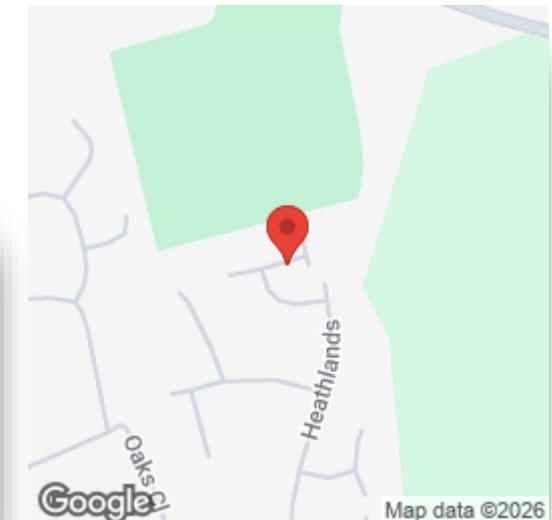
£300,000



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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons Daily 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 then take the third left hand turn into Heathlands. Follow the road all the way to the end and take the last left hand turn onto Hamilton Close. Proceed into Hamilton Close and the property will be found in front of you, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property



Property Ref:
SFM110857 - 0002

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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