



**Ploughman Road, Swaffham, PE37 7FF**

**welcome to**

**Ploughman Road, Swaffham**

An energy efficient 3 bedroom semi-detached house, located within this sought-after, modern development. Boasting a fully fitted kitchen with integrated appliances, open-plan lounge/dining room with French doors to the garden, en suite shower room, ground floor w.c, garage, driveway and much more!



### **Accommodation:**

Part glazed composite external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, built-in storage cupboard, wood effect under floor heating, radiator, doors opening to the lounge/dining room and kitchen, further door opening to:

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

Suite comprising close coupled w.c, wall mounted hand wash basin, tiled splash backs and surrounds, radiator, wood effect under floor heating, extractor fan, UPVC triple glazed window to the front aspect.

### **Kitchen**

A comprehensive range of wall and floor mounted contemporary fitted kitchen units with contrasting work surfaces over and "soft close" doors, inset composite sink and drainer with mixer tap over, tiled splash backs and surrounds, built-in Bosch electric oven and hob with concealed extractor hood over, integrated fridge-freezer, integrated dishwasher, plumbing for washing machine, concealed gas fired central heating boiler, radiator, wood effect under floor heating, inset ceiling spotlights, UPVC triple glazed window to the front aspect, opening to:

### **Open-Plan Lounge / Dining Room**

Door to walk-in under-stairs storage cupboard, two radiators, television point, telephone point, Internet connection point, wood effect under floor heating, dual aspect full height UPVC triple glazed windows to the rear and side, UPVC double glazed French doors opening to the rear garden.

### **First Floor Landing**

Airing cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

### **Master Bedroom**

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the rear aspect, door opening to:

### **En Suite Shower Room**

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, extractor fan, UPVC triple glazed window overlooking the side aspect.

### **Bedroom 2**

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

### **Bedroom 3**

Built-in wardrobes, radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

### **Family Bathroom**

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and panelled bath with shower attachment over, part tiled walls, heated towel rail, extractor fan, UPVC triple glazed window overlooking the front aspect.

### **Outside**

The property is approached via a block-paved and shingle driveway, which provides off-road parking and access to the garage. There is a stocked, landscaped front garden with a block-paved pathway leading to the main entrance door.

A timber side gate gives access into the fully enclosed, spacious rear garden, which is laid partly to lawn with a paved patio seating area and pathway around the garden, outside tap, exterior security lighting and retaining fencing, a personnel door opens to the garage.

### **Garage**

Up & over door, power sockets, lighting and personnel door opening to the rear 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 C.

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

## Ploughman Road, Swaffham

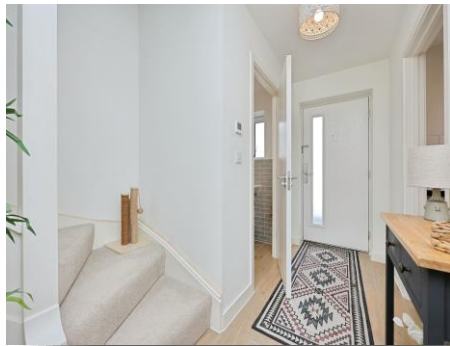
- Contemporary 'A' rated 3 bedroom semi-detached house
- Energy efficient home with triple glazed windows, solar PV & EV charging point
- Garage, driveway and enclosed rear garden
- Open-plan lounge/dining room with French doors to the rear garden
- Contemporary fitted kitchen with integrated appliances

Tenure: Freehold EPC Rating: A

Council Tax Band: C

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111147 - 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.

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.

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over and continue along as the road merges onto Brandon Road and continue to the roundabout, take the third exit onto the Cygnet Rise development, turn right onto Keeper Lane and again right onto Ploughman Road, the property will be found along on the right hand side.



william h brown



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