





Willow Herb Drive, Swaffham, PE37 8FH

william h brown

welcome to

Willow Herb Drive, Swaffham

A 3 bedroom semi-detached family home on the sought after development Swans Nest. Benefitting from modern fitted kitchen, rear facing lounge, master bedroom with ensuite shower room, family bathroom and ground floor w.c. Driveway providing off road parking for multiple vehicles, garage and more!!













Accommodation:
Composite part glazed entrance door opening to:

Entrance Hall
Carpet flooring, radiator, stairs rising to the first floor, internal doors opening to the kitchen and ground floor w.c.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer taps over, tiled splashbacks and surrounds, built in electric oven with inset induction hob over and concealed cooker hood, integrated fridge/freezer, space and plumbing for a washing machine, integrated dishwasher, inset ceiling spotlights, radiator, tiled flooring, UPVC double glazed window to the front aspect, opening to:

Lounge
Carpet flooring, radiator, television and telephone points, built in storage cupboard, UPVC double glazed French style doors opening to the rear garden, UPVC double glazed window to the side aspect.

Ground Floor W.C.
Suite comprising low level w.c., wall mounted hand wash basin with mixer taps over, tiled splashbacks and surrounds, radiator, tiled flooring.

First Floor Landing
Carpet flooring, radiator, loft access, internal doors opening to all bedrooms and family bathroom.

Master Bedroom
Carpet flooring, radiator, UPVC double glazed window to the rear aspect, internal door opening to:

Ensuite Shower Room
Suite comprising low level w.c., pedestal hand wash basin with mixer taps over, tiled splashbacks and surrounds, walk in sliding door shower cubicle with mains powered shower over and fully tiled walls behind, tile effect flooring, radiator, UPVC double glazed obscure glass window to the side aspect.

Bedroom 2
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom 3
Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Family Bathroom
Suite comprising low level w.c., pedestal hand wash basin with mixer taps, tiled splash backs and surrounds, panelled bathtub with additional hand held shower attachment, half height tiled walls, radiator, tile effect flooring, UPVC double glazed obscure glass window to the front aspect.

Outside
The property is approached by a paved pathway leading to the front entrance door, complete with storm canopy and external lighting. An additional paved pathway leads to the driveway which provides access to the garage and timber garden gate.

The rear garden is laid mainly to lawn with a paved patio seating area directly outside the French style patio doors, raised decorative shingle area to the rear with a retained timber fence bordering the garden.

Garage
Of brick built construction, up and over door, further personal 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 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 band will be reviewed and may be subject to change.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Willow Herb Drive, Swaffham

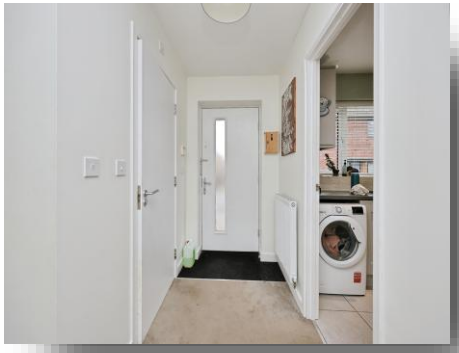
- 3 Bedroom semi-detached house
- Modern fitted kitchen with integrated appliances
- Master bedroom with en-suite shower room
- Family bathroom and ground floor w.c.
- Driveway off road parking, garage and enclosed rear garden

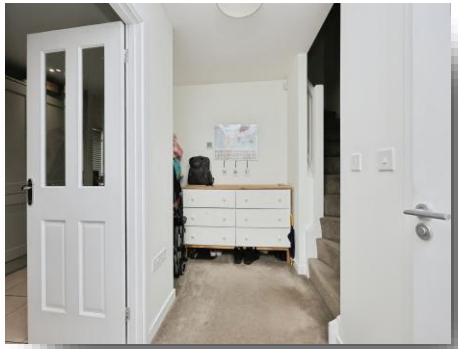
Tenure: Freehold EPC Rating: A
Council Tax Band: C

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. This road merges onto Brandon Road. Proceed along and take the left hand turn onto the Abel Homes site, which is Otter Road. Follow the road, pass Ringlet Road, turn left onto Willow Herb Drive and the property can be found on the right hand side.

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111443

The Property Ombudsman

Property Ref:
SFM111443 - 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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