





Fieldfare Way, Swaffham, PE37 8JG

william h brown

welcome to

Fieldfare Way, Swaffham

>>MOVE STRAIGHT IN - A stunning 4 bedroom detached, energy efficient home, located within this sought after, modern development. Offering extensive accommodation including 2 principal bedrooms with en-suite shower rooms, kitchen with integrated appliances, driveway parking, double garage and more.













Accommodation:
Composite part glazed entrance door opening to:

Entrance Hall
Tiled flooring, radiator, stairs rising to first floor landing, internal doors opening to all ground floor rooms.

Lounge
Wood flooring, radiator, wall mounted air conditioning unit, television and telephone points, triple glazed bi-folding doors with bespoke blinds opening to the rear garden.

Kitchen/Dining Room
A range of floor and wall mounted kitchen units with work surfaces over, inset porcelain sink and drainer with mixer taps over, tiled splashbacks, inset electric hob with concealed cooker hood over, double oven with combined microwave, integrated dishwasher, integrated fridge/freezer, tiled flooring, inset ceiling spotlights, space for dining table and chairs, UPVC triple glazed window to the front aspect, floor length UPVC triple glazed window to the side aspect, composite external door opening to the side aspect, further personal door opening to:

Ground Floor Cloakroom W.C.
Suite comprising low level w.c. hand wash basin with mixer tap over, half height tiled walls, radiator, tiled flooring.

First Floor Landing
Carpet flooring, loft access, built-in storage cupboard, radiator, doors opening to bedrooms and the family bathroom.

Master Bedroom
Carpet flooring, radiator, wall mounted air conditioning unit, built-in wardrobes, two UPVC triple glazed windows to the front and side aspect, internal door opening to:

Ensuite Shower Room
Suite comprising low level w.c., pedestal hand wash basin, walk in sliding door shower cubicle with mains powered shower and fully tiled walls behind, half height tiled walls, heated towel rail, wood effect flooring, UPVC triple glazed obscure glass window to the front aspect.

Bedroom 2
Carpet flooring, radiator, UPVC double glazed window to the side aspect, UPVC triple glazed door opening to a Juliet balcony, internal door opening to:

Ensuite Shower Room
Suite comprising low level w.c., pedestal hand wash basin, walk in sliding door shower cubicle with mains powered shower and fully tiled walls behind, half height tiled walls, heated towel rail, wood effect flooring, UPVC triple glazed obscure glass window to the side aspect.

Bedroom 3
Carpet flooring, radiator, UPVC triple glazed window to the side aspect.

Bedroom 4
Carpet flooring, radiator, UPVC triple glazed window to the front aspect.

Family Bathroom
Suite comprising low level w.c, pedestal hand wash basin, panelled bathtub with mixer taps and additional mains powered shower over, fully tiled walls behinds, glass shower screen, heated towel rail, wood effect flooring, UPVC triple glazed window to the side aspect.

Outside
The property is approached by a paved pathway leading to the front door, completed by a storm canopy and external lighting. The driveway sits to the side of the property, providing off road parking for multiple vehicles and giving access to the integral double garage.

The beautiful rear garden is laid mainly to artificial lawn with well stocked borders and a large patio seating area directly outside the lounge. A summer house sits to the rear of the garden, complete with power, external lighting and the air source heat pump.

Double Garage
Up and over electric door, power sockets, lighting, personal door opening to the rear garden.

Council Tax Band
This property is Council Tax band E.

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

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 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 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.

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

Fieldfare Way, Swaffham

- Stunning 4 Bedroom detached house
- Modern fitted kitchen with integrated appliances
- Two double bedrooms with en-suite shower rooms
- Rear facing lounge with bi-folding doors opening to the garden
- Driveway off road parking, double garage & enclosed landscaped rear garden

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

offers in excess of

£400,000

directions to this property:

From the William H Brown office, continue through town on market place, exiting the mini roundabout onto London Street, continue on Brandon Road and turn left onto the Swan's Nest development. Follow Otter Road and take the third left hand turn onto Fieldfare Way, the property can be found on the right hand side.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111018

The Property Ombudsman

Property Ref:
SFM111018 - 0012

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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