



**Point Drive, Swaffham, PE37 7EB**

**welcome to**

## **Point Drive, Swaffham**

>>TOWN CENTRE LOCATION. This spacious and flexible detached chalet is situated on a corner plot in a sought after cul-de-sac, with generous gardens, tandem garage and driveway. The property benefits from three double bedrooms and three reception rooms providing ample accommodation for all the family



**Accommodation:**

Part glazed entrance door opening to:

**Entrance Porch**

Of UPVC double glazed construction with tile flooring, part glazed door opening to:

**Entrance Hall**

Stair case rising to first floor landing, radiator, wood effect flooring, under stairs storage space, UPVC double glazed window to the front aspect and doors opening to the kitchen, ground floor bedroom and further door opening to:

**Lounge**

Feature fireplace with marble effect mantle piece, wood effect flooring, radiator, television point, telephone point, UPVC double glazed window to the side aspect and UPVC double glazed French style doors opening to the rear garden,

**Conservatory**

Of brick built structure with UPVC double glazed windows over, tiled flooring, radiator, ceiling lights, power sockets and UPVC double glazed door opening to the garden.

**Dining Room**

Built built feature fire place, radiator, wood effect flooring, television point, UPVC double glazed window to the side aspect, brick built archway open to the the breakfast area.

**Breakfast Area**

Radiator, wood effect flooring, UPVC double glazed French style doors opening to the garden with fixed side panels.

**Kitchen**

A range of floor and wall mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer taps over and tiled splash backs, built-in electric eye-level oven, ceramic hob with cooker hood over, storage cupboard, radiator, tiled flooring, space for a dishwasher, space an

American style fridge-freezer, UPVC double glazed window to the conservatory, internal part glazed door opening to:

**Utility Room**

Radiator, space and plumbing for the washing machine with work surfaces over, tiled flooring, UPVC double glazed window to side and rear aspects.

**Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under, fully tiled walls, shower cubicle with electric shower, UPVC double glazed window to the rear aspect.

**Ground Floor Bedroom**

Radiator, carpet flooring, UPVC double glazed window to the rear aspect

**First Floor Landing**

Carpet flooring, UPVC double glazed window to the front aspect, doors opening to the two first floor bedrooms and the family bathroom.

**Bedroom 1**

Built-in wardrobes, radiator, carpet flooring, loft access, UPVC double glazed window to the front aspect.

**Bedroom 2**

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the side aspect.

**Bathroom**

Modern bathroom suite with low level w.c and vanity hand wash basin with storage under, panel bath with hand-held shower attachment and shower boarded walls, vinyl flooring, heated towel rail, UPVC double glazed window to rear aspect.

**Outside**

The front of the property is approached through wrought iron gates and over a brick weave driveway leading to a detached tandem garage and access to the rear garden. There are gravel borders with inset

shrubs.

The rear garden is a particular feature of the property with an undercover veranda area, raised flower beds, pathways and shingled beds, lawned areas, mature shrubs and plants, trees fish pond and hedging, summerhouse, greenhouse and garden shed.

**Detached Tandem Garage**

Electric up and over door, power sockets, lighting, window to the side aspect, personal door to 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 D.

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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## Point Drive, Swaffham

- Spacious 3 bedroom detached chalet
- Versatile living accommodation with a ground floor bedroom
- Lounge, dining room, conservatory and utility
- Family bathroom and ground floor shower room
- Driveway off-road parking and detached 26" tandem garage

Tenure: Freehold EPC Rating: E

Council Tax Band: C

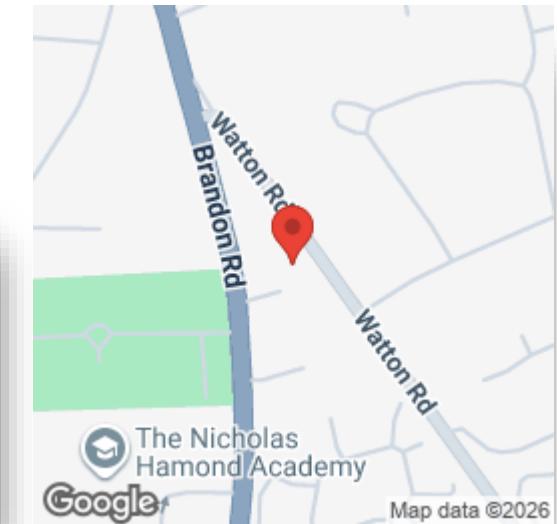
# £350,000



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### directions to this property:

From Swaffham town centre take London Street out of town which merges into Brandon Road. Point Drive and the property can be found on the left hand side clearly marked by our William H Brown For Sale board.



Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110893 - 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



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