



**Kendle Road, Swaffham, PE37 8GU**

**welcome to**

## **Kendle Road, Swaffham**

A very well-presented, modern 2 double bedroom semi-detached home, located within this popular development on the edge of Swaffham. The property boasts a contemporary fitted kitchen, ground floor cloakroom, low maintenance rear garden and two allocated parking spaces!





### **Accommodation**

Part glazed external entrance door with storm canopy and security light opening into:

### **Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, laminate flooring, UPVC double glazed window to the side aspect, doors opening to the kitchen and lounge, further door opening to:

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

Suite comprising low level w.c and hand wash basin with tiled splash backs, tiled flooring, radiator.

### **Kitchen**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, tiled splash backs and surrounds, built-in electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge-freezer, concealed gas central heating boiler, radiator, laminate flooring, UPVC double glazed window to the front aspect.

### **Lounge / Diner**

Radiator, television and telephone points, carpet flooring, dual aspect UPVC double glazed windows to the rear and side, UPVC double glazed external entrance door opening to the rear garden.

### **First Floor Landing**

Loft access, carpet flooring, doors opening to both bedrooms and the bathroom.

### **Bedroom 1**

Built-in wardrobes, radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

### **Bedroom 2**

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

### **Bathroom**

Suite comprising low level w.c, hand wash basin with tiled splash backs and panelled bath with shower over, part tiled walls, radiator, vinyl flooring, extractor fan.

### **Outside**

The front of the property is approached over steps that lead to the main entrance door with a gravelled front garden either side of the pathway.

The low maintenance rear garden is enclosed by a wall and fencing with a paved patio seating area and artificial turf to the rear, which is where the garden shed is housed. A side access gate leads to two allocated parking spaces.

### **Location**

Swaffham is a 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 B.

Please note that once a sale takes place, the Council Tax banding 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.



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## **Kendle Road, Swaffham**

- Well-presented 2 double bedroom semi-detached house
- Modern fitted kitchen & bathroom
- Ground floor cloakroom W.C
- Low maintenance, enclosed rear garden
- 2 allocated parking spaces

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

# £200,000



### **directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn right and continue south out of town along London Street. This road merges onto Brandon Road; proceed past the High School on the right and towards the round-a-bout. At the round-a-bout, turn left onto Redland Road and then take the right hand turn onto Kendle Road. The property will be found, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111281 - 0003

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**william h brown**



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



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