



**Vesta Close, Swaffham, PE37 8PE**

**welcome to**

## **Vesta Close, Swaffham**

>>MOVE STRAIGHT IN!! 4 Bedroom detached family home, sat on an idyllic plot with far reaching field views, situated on this edge of town development. Benefiting from front facing lounge, large kitchen/dining area with integrated appliances, master bedroom with ensuite and much more!!



**Accommodation:**

Composite part glazed door opening to:

**Entrance Hall**

Wood flooring, stairs rising to first floor, built in storage cupboard, internal doors opening to all ground floor rooms.

**Lounge**

Carpet flooring, television and telephone points, radiator, UPVC double glazed window to front aspect, internal door opening to:

**Kitchen/Dining Room**

A comprehensive range of floor and wall mounted units with marble effect worktops over, stainless steel sink and drainer with mixer tap over and tiled splashbacks, wood effect flooring, integrated electric oven, inset induction hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, radiator, built in storage cupboard, inset ceiling spotlights, UPVC double glazed French doors opening to rear garden with UPVC double glazed side panels, two UPVC double glazed windows to the rear aspect.

**Utility Room**

A range of floor and wall mounted kitchen units with marble effect work surfaces over, space and plumbing for washing machine, tiled splashbacks, wood flooring, composite part glazed external door opening to the side aspect.

**Study**

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

**Ground Floor W.C.**

Suite comprising low level w.c., pedestal hand wash basin with mixer taps over, tiled splashbacks, wood effect flooring, radiator.

**First Floor Landing**

Carpet flooring, built in storage cupboard, loft access, radiator, internal doors opening to all bedrooms and the family bathroom.

**Bedroom 1**

Carpet flooring, radiator, UPVC double glazed windows to the front aspect, internal door opening to:

**Ensuite Shower Room**

Suite comprising low level w.c., pedestal hand wash basin with mixer tap over, walk in sliding door shower cubicle with mains powered shower over and fully tiled walls behind, half height tiled walls, tile effect flooring, wall mounted heated towel rail.

**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.

**Bedroom 4**

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 tap over, half height tiled walls, panelled bathtub with additional shower screen and mains powered shower over and fully tiled walls behind, radiator, wood effect flooring, UPVC obscure glass window to the rear aspect.

**Outside**

The property is approached over a private road leading to the driveway, a paved pathway leads to the front entrance door. A timber gate allows access to the rear garden.

The rear garden is laid mainly to lawn with a generous patio seating area directly outside the French doors. An additional decking area sits next to the brick built garage with a pergola shelter over. Bordered by established and well manicured shrubs and plants and a retained timber fence complete the gardens.

**Garage**

Of brick built construction with up and over door.

**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 hours' drive 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, 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.

**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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## **Vesta Close, Swaffham**

- 4 Bedroom detached house
- Large kitchen/Dining room with integrated appliances
- Separate utility room
- Master bedroom with ensuite shower room
- 3 further good sized bedrooms

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of

**£390,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SFM111282 - 0003

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