





Iona, Norwich Road, Swaffham, PE37 8DE

william h brown

welcome to

Iona, Norwich Road, Swaffham

Offered for sale with NO ONWARD CHAIN is this 4 double bedroom detached family home, providing potential for further improvement . Located in a non-estate, edge of town location. This wonderful property boasts 3 large reception rooms, parking, double garage, well-tended gardens and more!!













Accommodation:
Part glazed external entrance door opening to:

Entrance Hall
Turned staircase rising to the first floor landing with under-stairs storage cupboard, further built-in double storage cupboard, radiator, carpet flooring, doors opening to the dining room, lounge, study and kitchen, a further door opening to:

Ground Floor Shower Room
Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower, part tiled walls, radiator, window to the front aspect.

Kitchen / Breakfast Room
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted gas hob with cooker hood over, space for a fridge-freezer, space for a dishwasher, radiator, vinyl flooring, windows to the front aspect.

Utility Room
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, plumbing for washing machine, wall mounted gas fired central heating boiler, vinyl flooring, window to the rear aspect, part glazed external entrance door opening to the side aspect.

Lounge
Feature fireplace with brick surround and tiled hearth, three radiators, television point, wall lighting, carpet flooring, UPVC double glazed bay window to the rear with a further window to the side aspect

Dining Room
Radiator, wall lighting, carpet flooring, sliding doors opening to the garden.

Study / Ground Floor Bedroom
Radiator, carpet flooring, window to the side aspect.

First Floor Landing
Built-in double airing cupboard, radiator, carpet flooring, loft access, window overlooking the front aspect, doors opening to all bedrooms and the family shower room.

Master Bedroom
Radiator, television point, carpet flooring, window overlooking the rear aspect, door opening to:

En Suite Bathroom
4-Piece bathroom suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap and hand-held shower attachment, shower cubicle with mains connected shower, part tiled walls, radiator, window to the front aspect.

Bedroom 2
Radiator, carpet flooring, television point, window overlooking the rear aspect.

Bedroom 3
Radiator, carpet flooring, window overlooking the rear aspect.

Bedroom 4
Radiator, carpet flooring, window overlooking the side aspect.

Family Shower Room
Suite comprising low level w.c, pedestal hand wash basin, double shower cubicle with mains connected shower and glazed shower screen, part tiled walls, radiator, built-in storage linen cupboard, window overlooking the front aspect.

Outside
This substantial family home is approached via a large driveway, which provides off-road parking and turning space to the front of the property and access to the main entrance door as well as the double garage. There is a lawned front garden with flower, trees and shrub bed borders.

The well-tended rear garden is laid mainly to lawn with a paved patio seating area. The garden is interspersed with a variety of plants, shrubs and flowers, retained fencing, external lighting and a personal door opening to the double garage.

Garage
17' 6" x 16' 5" (5.33m x 5.00m)
Twin up and over doors to the front, power sockets, lighting, door opening to the 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 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, which is a short walk away through the campinglands field 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 F.

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.



view this property online williamhbrown.co.uk/Property/SFM110391



welcome to

Iona Norwich Road, Swaffham

- NO ONWARD CHAIN!
- Substantial 4 double bedroom detached house
- Attractive front and rear garden
- Ground floor shower room, 4-piece en suite bathroom and family shower room
- Kitchen/breakfast room, utility room, separate dining room and a study

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

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, continue straight over onto Mangate Street. Proceed along as the road merges into Norwich Road and the property will be found on the right hand side.

£425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110391

The Property Ombudsman

Property Ref:
SFM110391 - 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.

william h brown

01760 721655

Swaffham@williamhbrown.co.uk

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

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.