



**Lancaster Road, Swaffham, PE37 8GX**

**welcome to**

## **Lancaster Road, Swaffham**

A well presented 3 bedroom detached family home, situated on the edge of this family-friendly market town, offering easy access to the A47. Boasting contemporary accommodation with an open-plan kitchen/dining room, en-suite facilities, enclosed gardens, garage/home office and much more!



## **Accommodation**

UPVC part glazed composite door opening to:

### **Entrance Hall**

Radiator, under stairs storage cupboard, UPVC double glazed window to side aspect, internal doors opening to all ground floor rooms, stairs rising to first floor landing,

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

Low level w.c and pedestal hand wash basin with stainless steel mixer tap, tiled splash backs, wood effect flooring, radiator.

### **Lounge**

12' 2" x 13' ( 3.71m x 3.96m )

Carpet flooring, radiator, TV and telephone points, UPVC double glazed window to front aspect.

### **Kitchen/Dining Area**

18' 11" x 9' 4" ( 5.77m x 2.84m )

### **Kitchen**

A range of floor and wall mounted units with work surfaces and upstands over, integrated fridge/freezer, inset stainless steel sink and drainer with mixer tap over. integrated electric oven and inset induction hob over with induction fan over, integrated fridge/freezer, integrated dishwasher, radiator, wood effect flooring, UPVC double glazed window to the rear aspect.

### **Dining Area**

Wood effect flooring, UPVC double glazed French style doors opening to the rear garden.

### **Utility Room**

5' 6" x 5' 11" ( 1.68m x 1.80m )

Floor mounted units with work surfaces over, integrated washing machine, space for dryer, UPVC part glazed door opening to the side aspect, boiler.

### **First Floor Landing**

Carpet flooring, storage cupboard, doors opening to all first floor rooms.

### **Master Bedroom**

13' x 10' 8" ( 3.96m x 3.25m )

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

### **En Suite Shower Room**

Suite comprising low level w.c, pedestal hand wash basin, half height tiled walls, walk-in shower cubicle with mains powered shower and fully tiled walls behind, wood effect flooring, UPVC obscure glass double glazed window to front aspect.

### **Bedroom 2**

9' 4" x 8' 6" ( 2.84m x 2.59m )

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

### **Bedroom 3**

9' 4" x 9' 3" ( 2.84m x 2.82m )

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

### **Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin with stainless steel mixer tap over, half height tiled walls, panelled bath with fully tiled walls behind, fitted shower screen, stainless steel mixer taps and additional hand held shower head over, wood effect flooring, extractor fan and UPVC obscure double glazed obscure glass window to the side aspect.

### **Outside**

The property is approached by a paved pathway with lighting, bordered by lawns and well manicured plants. The property is bordered by a brick wall. A brickweave driveway allows access to the detached garage.

The rear garden is laid mainly to lawn with a brickweave patio seating area, shingle boarders and a path leading to a timber gate. A timber built shed providing storage sits on a paved base.

### **Garage/Home Office**

18' 2" x 8' 7" ( 5.54m x 2.62m )

Up and over door, recently converted into a home office space with a UPVC part glazed entrance door opening to the rear 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 is also only about an hours' drive 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 C.

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

### **Agents Note**

There is an annual charge for the upkeep and maintenance of the communal areas within this development. Further details can be obtained from the vendors solicitor at the time of purchase.



**view this property online** [williamhbrown.co.uk/Property/SFM110466](http://williamhbrown.co.uk/Property/SFM110466)



welcome to

## Lancaster Road, Swaffham

- GUIDE PRICE £300,000 - £315,000
- 3 Bedroom detached family home
- Lounge/dining area with separate utility room
- Master bedroom with ensuite shower room
- Family bathroom and ground floor w.c

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

# £300,000



view this property online [williamhbrown.co.uk/Property/SFM110466](http://williamhbrown.co.uk/Property/SFM110466)

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.



Property Ref:  
SFM110466 - 0007

 william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



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



**williamhbrown.co.uk**