





Dragonfly Way, Swaffham, PE37 8JQ

william h brown

welcome to

Dragonfly Way, Swaffham

MOVE STRAIGHT IN>> 3 Bedroom semi-detached house, benefitting from modern fitted kitchen, rear facing lounge, master bedroom with en-suite shower room, two further bedrooms and family bathroom, driveway off road parking, detached garage, enclosed rear garden and much more!!













Accommodation:
Composite entrance door opening to:

Entrance Hall
Tiled flooring, radiator, stairs rising to the first floor, internal doors opening to all ground floor rooms.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer tap over, space for oven with cooker hood over, space and plumbing for washing machine and dishwasher, space for free standing fridge freezer, inset ceiling spotlights, radiator, tiled flooring, UPVC double glazed windows to the front and side aspect.

Lounge
Carpet flooring, radiator, television and telephone points, built in storage cupboard, UPVC double glazed French style doors opening to the rear garden.

Ground Floor W.C.
Suite comprising low level w.c., wall mounted hand wash basin with mixer taps over, tiled splashbacks and surrounds, radiator, tiled flooring.

First Floor Landing
Carpet flooring, internal doors opening to all bedrooms and the family bathroom.

Master Bedroom
Carpet flooring, radiator, UPVC double glazed window to the rear aspect, internal door opening to:

Ensuite Shower Room
Suite comprising low level w.c., pedestal hand wash basin the mixer taps over, tiled splashbacks and surrounds, sliding door shower cubicle with mains powered shower over and fully tiled walls behind, wood effect flooring, radiator, UPVC double glazed obscure glass window to the side aspect.

Bedroom 2
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom 3
Carpet flooring, radiator, loft access, UPVC double glazed window to the rear aspect.

Family Bathroom
Suite comprising low level w.c., pedestal hand wash basin with mixer taps over, tiled splashbacks and surrounds, panelled bathtub with additional glass shower screen over and mains powered shower, fully tiled walls behind, wood effect flooring, radiator, UPVC double glazed obscure glass window to the front aspect.

Outside
The property is approached by a paved pathway leading to the front entrance door with is complete with external lighting and storm canopy. To the side sits a resin bound driveway with EV car charger and barn style gates opening to allow access to the brick built garage, a further timber entrance gate allows access to the rear garden.

The rear garden is laid mainly to lawn with a paved patio seating areas directly outside the French style doors and wraps around the side of the property, a further shingle area sits to the side and gives access to the garage.

Garage
Of brick built construction with up and over door, further personal 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 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 C.

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.

welcome to

Dragonfly Way, Swaffham

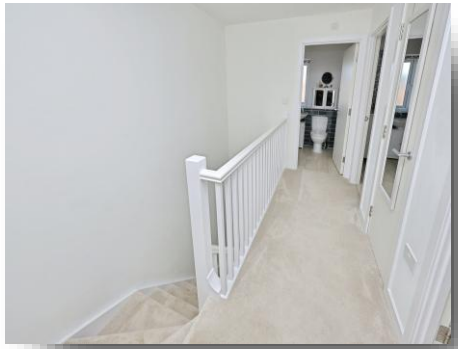
- 3 Bedroom semi-detached house
- Modern fitted kitchen
- Rear facing lounge with French style doors opening to the rear garden
- Master bedroom with en-suite shower room
- Contemporary family bathroom and ground floor w.c.

Tenure: Freehold EPC Rating: A
Council Tax Band: C

offers in excess of

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111412

The Property Ombudsman

Property Ref:
SFM111412 - 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

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.