





Vesta Close, Swaffham, PE37 8PE

william h brown

welcome to

Vesta Close, Swaffham

>> MOVE STRAIGHT IN!! This three year old 4 bedroom detached home occupies a delightful edge of development location, within easy reach of Swaffham town centre. Boasting an open-plan kitchen/dining room, utility room, en suite shower room, enclosed rear garden, garage and more...

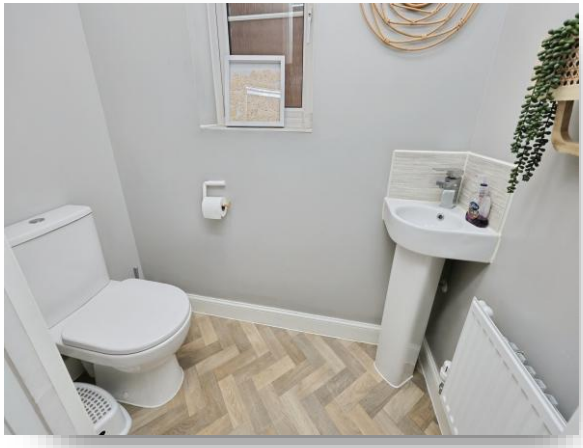












Accommodation:
Part glazed composite external entrance door opening to:

Entrance Hallway
Staircase rising to the first floor accommodation with under-stairs storage cupboard, radiator, wood effect LVT flooring, door opening to the kitchen/dining room, further door opening to:

Lounge
Two radiators, television point, laminate wood flooring, UPVC double glazed over-sized window to the front aspect

Open-Plan Kitchen/ Dining Room
Kitchen Area
A comprehensive range of contemporary wall and floor mounted fitted kitchen units in high gloss finish with contrasting work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level oven, fitted hob with glass splash back and extractor hood over, integrated fridge-freezer, integrated dishwasher, wood effect LVT flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, open-plan to:

Dining Area
Radiator, wood effect LVT flooring, UPVC double glazed French doors with UPVC double glazed side panels opening to the rear garden, door opening to:

Utility Room
A matching range of wall and floor mounted fitted kitchen units with work surfaces over, plumbing for washing machine, space for tumble dryer, radiator, wood effect LVT flooring, UPVC double glazed window to the rear aspect, door opening to:

Ground Floor W.C
Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, wood effect LVT flooring, extractor fan, UPVC double glazed window to the side aspect.

First Floor Landing
Built-in storage cupboard, further built-in linen cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1
Built-in double storage wardrobes, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

Bedroom 2
Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

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

Bedroom 4
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom
Suite comprising low level w.c, hand wash basin and panelled bath, part tiled walls, radiator, tile effect flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

Outside
There is a lawned garden to the front with stocked borders and a pathway leading to the main entrance door. A driveway leads to the garage and side pathway and gate gives access into the rear garden.

The rear garden is laid mainly to lawn with a paved patio seating area to the front and back of the garden, outside tap, external lighting and is fully enclosed by a timber fence boundary.

Garage
Up and over door to the front aspect, power and lighting connected, wipe-clean latex flooring, also housing the boiler for gas central heating system.

Agents Note
There will be a site maintenance charge to cover the costs of maintenance in the outside communal areas. Further information will be supplied by the purchasers solicitor at the time of purchase.

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 band will be reviewed and may be subject to change.

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Vesta Close, Swaffham

- 4 Bedroom detached family home
- Presented in excellent condition throughout
- Open plan kitchen/diner with Integrated appliances and utility room
- En suite to master, family bathroom and ground floor cloakroom
- Gas central heating and UPVC double glazed windows throughout

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

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, passing Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre and the road will merge onto Norwich Road. The Ceres Rise development will be found further along on the right hand side. Turn onto Ceres Drive and take the immediate left hand turn. The property will be found further along on the right hand side.

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111411

The Property Ombudsman

Property Ref:
SFM111411 - 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.

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