





Butter Cross Crescent, Swaffham, PE37 8PJ

william h brown

welcome to

Butter Cross Crescent, Swaffham

A contemporary and well presented 4 double bedroom detached house, situated in this sought-after area of Swaffham. Boasting ample accommodation with a dual aspect lounge, kitchen/dining room, separate utility, home office & study. Landscaped rear garden, driveway, detached garage and much more!













Accommodation:
A beautiful brick and flint home with a part glazed composite external entrance door opening to:

Entrance Hallway
Staircase rising to the first floor accommodation, built-in storage cupboard, radiator, wood effect flooring, doors opening to the lounge, study and open-plan kitchen/family/dining room, further door opening to:

Ground Floor W.C
Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, fitted bathroom mirror, wood effect flooring, extractor fan.

Lounge
Radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Study
Radiator, carpet flooring, UPVC double glazed window to the front and side aspects.

Home Office
Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Kitchen / Dining Room
A comprehensive range of wall and floor mounted shaker style fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap and tiled splash backs, built-in eye-level double oven and ceramic hob with extractor hood over, integrated fridge-freezer, integrated dishwasher, wood effect flooring, inset ceiling spotlights, television point, vertical radiator, space for a dining table, UPVC double glazed window to the rear and side aspect, UPVC double glazed doors opening to the garden.

Utility Room
A matching range of wall and floor mounted fitted kitchen units with work surfaces and upstands over, integrated washing machine, wood effect flooring, UPVC part glazed external entrance door opening to the side aspect.

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

Bedroom 1
Radiator, carpet flooring, UPVC double glazed windows overlooking the side aspect, door opening to:

En Suite Shower Room
Suite comprising low level w.c, hand wash basin with tiled splash backs, shower cubicle with mains connected shower unit, glazed shower screen and tiled walls behind, radiator, tiled flooring, wall mounted bathroom cabinet, UPVC double glazed window to the side aspect.

Bedroom 2
Built-in storage cupboard, radiator, carpet flooring, two UPVC double glazed window overlooking the front aspect.

Bedroom 3
Radiator, carpet flooring, television point, UPVC double glazed window overlooking the front aspect.

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

Family Bathroom
4-Piece bathroom suite comprising low level w.c, hand wash basin with tiled splash backs, panelled bath with mixer tap, heated towel rail, tiled flooring, UPVC double glazed window overlooking the rear aspect.

Outside
The property is of brick and flint construction with solar PV panels to the south facing part of the roof, the front of the property is hard landscaped with a selection of potted plants and a walk way to leading to the front entrance door. A driveway to the side provides off-road parking and access to the detached garage.

The beautiful rear garden, which is a particular feature of this property, has as good size patio seating area which is covered, the patio area continues around the garden with artificial turf and well stocked borders, the garden is completed with outside lighting, a personnel door to the garage and further solar panels on the garage roof

Garage
Electric roller door, power sockets, lighting, doors 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 is 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 there are schooling facilities for all ages, sport and leisure facilities and just on the outskirts, a popular golf club. 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 D.

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 a site maintenance charge of approximately £231.76 to cover the costs of maintenance of the communal areas. Further details of this can be obtained from your conveyancer at the time of purchase.

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

Butter Cross Crescent, Swaffham

- Secured upward chain - VENDOR FOUND!
- Substantial brick and flint 4 double bedroom detached house
- Landscaped rear garden, off-road parking and detached garage
- Dual aspect lounge, study and home office
- Contemporary kitchen/dining room and matching utility room

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

offers in excess of

£440,000

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass 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. Continue along, taking the right hand turn onto the new Ceres Rise development (Ceres Drive) and at the T junction, turn right onto Neptune Way. The driveway for the property will be found shortly along on the right hand side.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111312

The Property Ombudsman

Property Ref:
SFM111312 - 0005

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.