

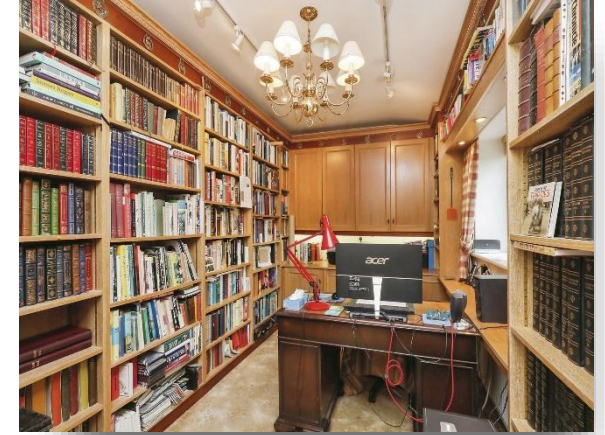


Lowthers, The Pightle, Swaffham, PE37 7DF

welcome to

Lowthers, The Pightle, Swaffham

>> FOR SALE BY AUCTION! Occupying a convenient, non-estate position within this no-through road in one of Swaffham's most well-regarded locations, close to the town centre, this versatile property has undergone a programme of extension & enhancement, offering scope for further personalisation!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Of UPVC and double glazed construction with a part glazed obscure glass door opening to:

L Shaped Entrance Hallway

Open-tread staircase rising to the first floor landing, built-in storage cupboard, two radiators, telephone point, carpet flooring, doors opening to the lounge, kitchen, shower room, separate w.c. and three ground floor bedrooms.

Lounge/Dining Room

22' 2" x 12' 10" (6.76m x 3.91m)

Feature log effect fireplace with marble effect surround and hearth, two radiators, television point, carpet flooring, wall lights, dual aspect UPVC double glazed multi-pane windows to the front and side.

Kitchen/Breakfast Room

14' x 9' (4.27m x 2.74m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven, fitted gas hob with concealed cooker hood over, plumbing for dishwasher, radiator, tiled flooring, twin lighting tracks, UPVC double glazed multi-pane window to the rear aspect, door opening to:

Rear Hallway

Of mostly aluminium and double glazed construction with fitted water softener, vertical radiator, tiled flooring, lighting, power sockets, two sets of UPVC double glazed sliding patio style doors opening to the rear garden, further UPVC double glazed external entrance door opening to the rear garden, opening through to:

Orangery

16' 1" x 10' 3" (4.90m x 3.12m)

Of mostly aluminium, single glazed and double glazed construction (in keeping with the horticultural nature of the glasshouse construction) on a brick base with electrically operated opening roof to full length with manual/auto opening settings, two radiators, tiled flooring, lighting, power sockets, two mains cold water taps, two UPVC double glazed external entrance doors opening to each of the rear and separate Courtyard gardens. Internal multi-pane double glazed French style doors open to a potential Annexe Area, which is currently arranged as a large utility

room, home office and shower room, comprising;

Utility Room

8' 11" x 8' 8" (2.72m x 2.64m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, vertical radiator, tiled flooring, timber framed multi-pane French style doors with matching twin timber framed multi-pane double glazed internal windows, door opening to a ground floor shower room, further door opening to:

Home Office

15' 4" x 8' 8" (4.67m x 2.64m)

Radiator, telephone point, carpet flooring, timber framed double glazed window to the front aspect.

Ground Floor Shower Room

Suite comprising close coupled w.c, wall mounted hand wash basin and shower cubicle with inset tiling, shower unit and non-opening glazing bricks to the rear aspect, allowing in natural light, tiled splash backs and surrounds, shaver point, heated towel rail, tiled flooring.

Bedroom 1/ Dining Room

12' 3" x 8' 11" (3.73m x 2.72m)

Radiator, telephone point, carpet flooring, UPVC double glazed window to the front aspect.

Ground Floor Bedroom 2

12' 10" x 9' (3.91m x 2.74m)

A range of fitted storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Ground Floor Bedroom 3

13' x 9' (3.96m x 2.74m)

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

Ground Floor Shower Room

Suite comprising close coupled w.c, pedestal hand wash basin and quadrant shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window to the rear aspect.

Ground Floor W.C.

Suite comprising close coupled w.c and vanity hand wash basin with storage under, part tiled walls, tiled flooring, UPVC double glazed obscure glass window to the rear aspect.

First Floor Landing

(Sloping ceiling) Carpet flooring, doors opening to both first floor bedrooms.

Bedroom 4

14' x 9' (4.27m x 2.74m)

(Sloping ceiling) Radiator, carpet flooring, double glazed Velux style window, door opening to:

Tank Room

Housing the water storage tank, hot water cylinder and the gas fired central heating boiler. Also offering additional storage in eaves storage spaces.

Bedroom 5

14' 6" x 9' (4.42m x 2.74m)

(Sloping ceiling) Radiator, carpet flooring, double glazed Velux style window.

Outside

The property is approached via a block paved driveway, which provides off-road parking for two vehicles. The front gardens are hard-landscaped with York-stone paved pathways, stocked border areas and mature hedge boundary, providing a good degree of privacy from The Pightle. These mature gardens wrap around the property and consist of an enclosed hard-landscaped feature courtyard area, which in turn opens to a well-proportioned rear/side garden with a feature brick and timber built Pergola and paved seating area. The property also boasts a timber workshop, external electric sockets in both the rear and courtyard gardens and a total of 4 outside mains cold water taps - two in each of the rear and courtyard gardens.

Workshop

15' 3" x 7' 2" (4.65m x 2.18m)

Power and lighting connected.

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.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.



view this property online williamhbrown.co.uk/Property/SFM109158



welcome to

Lowthers, The Pightle, Swaffham

- GUIDE PRICE £365,000
- Versatile 4/5 double bedroom detached property
- Convenient non-estate location, tucked away just off the Market Place
- Off-road parking, workshop and well-tended wrap-around gardens
- Kitchen/breakfast room and large utility room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£365,000

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily, and at the traffic lights, turn right. At the mini roundabout, take the first exit onto London Street and at the next mini roundabout, take the first exit onto White Cross Road. Take the next left hand turn onto Beech Close, which merges onto Campingland and continue past the Campingland doctors surgery. Take the left hand turn at the Parish Church Rooms and the property is located tucked away behind this property.

By foot, walk down the side of Ward Gethin Archer onto The Pightle and continue almost towards the end, where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SFM109158



Property Ref:
SFM109158 - 0019

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@williambrown.co.uk



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



williambrown.co.uk

