



**Princes Street, Swaffham, PE37 7BX**

**welcome to**

**Princes Street, Swaffham**

>> NO ONWARD CHAIN!! A lovely 3 bedroom detached home, situated within the Swaffham town area and just a stones throw from the amenities that this historic market town have to offer. Benefitting from a side-by-side off road parking, a ground floor shower room, an en suite bathroom and much more!





**Accommodation:**

Part glazed entrance door opening to:

**Lobby / Utility**

Wall mounted storage cupboards, space and plumbing for a washing machine and space for a tumble dryer with work surfaces over, radiator and tiled flooring.

**Lounge**

Feature fireplace with inset 'live flame' gas fire and decorative brick surround, radiator, television point, carpet flooring, staircase leading to the first floor landing, under stairs storage cupboard, UPVC double glazed window to the front aspect.

**Kitchen**

A range of wall and floor mounted shaker style fitted kitchen units with work surfaces over, inset sink and drainer with swan-neck mixer tap over, tiled splash backs and surrounds, integrated electric double oven, gas hob with cooker hood over, integrated fridge/freezer, radiator, ceiling spotlights, wood effect flooring, UPVC double glazed window to the side aspect, UPVC double glazed door opening to the garden and further internal doors opening to:

**Dining Room**

Radiator, carpet flooring, UPVC double glazed window to the garden.

**Shower Room**

Suite comprising low level w.c, pedestal hand wash basin, double shower cubicle mains connected shower, part tiled walls, fitted bathroom mirror, heated towel rail, tiled flooring, extractor fan.

**First Floor Landing**

Carpet flooring, doors opening to all three bedrooms

**Bedroom 1**

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

**En Suite Bathroom**

Modern bathroom suite comprising low level w.c, vanity hand wash basin with storage under, corner bath with mixer taps over, shower boarded walls, heated towel rail, mirrored bathroom cabinet, tiled flooring, fitted wall mounted television, roof window with fitted blinds.

**Bedroom 2**

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

**Bedroom 3**

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

**Shower Room**

Walk in shower cubicle with wall mounted shower attachment.

**Outside**

Low maintenance paved frontage providing side-by-side off road parking, gated access to rear.

Enclosed rear courtyard style garden laid, paved patio seating area, outside tap, security lighting, completely private, timber storage shed.

**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 B.

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



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## **Princes Street, Swaffham**

- Spacious 3 bedroom detached home
- Presented in very good condition throughout
- Contemporary fitted kitchen with integrated appliances
- Modern fitted en suite bathroom & ground floor shower room
- Low maintenance front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

### **directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons Daily and at the traffic lights, turn right and continue to the mini round-a-bout. Proceed straight over, taking Cley Road to the side of the White Hart public house and take the first right hand turn onto Whitsands Road. Continue along and take the left hand turn onto Princes Street. Proceed past King Street and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110889 - 0006

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