



Captains Close, Swaffham, PE37 8HQ

welcome to

Captains Close, Swaffham

5 Bedroom detached modern family home having undergone a recent programme of extension and improvement. Located within a well regard within easy reach of amenities this property must be viewed !



Accommodation:

Composite part glazed entrance door opening to:

Inner Hall

Wood effect LVT flooring, radiator, inset ceiling spotlights, stairs rising to first floor, internal doors opening to ground floor rooms.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, built in eye level electric double oven, inset electric hob with cooker hood over, integrated fridge/freezer, additional kitchen island with storage under & drink cooler, inset sink with mixer taps and power outlets. Inset ceiling spotlights, two radiators, wood effect LVT flooring, bi-folding doors opening to the rear garden.

Utility Room

A range of floor and wall mounted kitchen units with work surfaces over, inset sink with mixer taps over, space for free standing fridge/freezer, integrated washing machine, wood effect LVT flooring, composite external door opening to the side aspect.

Lounge

Wood effect LVT flooring, radiators, television and telephone points, feature fireplace, bi-folding doors opening to the rear garden.

Study

Wood effect LVT flooring, radiator, UPVC double glazed window to the front aspect.

W.C.

Suite comprising low level w.c., heated towel rail, hand wash basin, fully tiled walls, tiled flooring, UPVC double glazed obscure glass window to the front aspect.

First Floor Landing

Carpet flooring, easy access to fully boarded loft area, built in storage cupboard, 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 Bathroom

Suite comprising low level w.c., vanity hand wash basin with mixer taps over and storage under, panelled 'L' shaped bathtub with mixer taps and additional hand held shower attachment, tiled flooring, fully tiled walls, heated towel rail, UPVC double glazed obscure glass window to the side aspect.

Bedroom 2

Carpet flooring, radiator, built in wardrobes, UPVC double glazed window to the front aspect.

Bedroom 3

Carpet flooring, radiator, built in wardrobes, UPVC double glazed window to the rear aspect.

Bedroom 4

With connecting door from the master bedroom carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 5

Carpet flooring, radiator, built in wardrobes.

Family Bathroom

Suite comprising low level vanity w.c., vanity hand wash basin with storage under, panelled bathtub with mixer taps over, walk in sliding door shower cubicle, with mains powered shower and fully tiled walls behind, tiled walls, tiled flooring, heated towel rail, UPVC double glazed obscure glass window to the front aspect.

Outside

The property is approached by a paved driveway with space for off-road parking for multiple vehicles, E.V charger, timber gates allow access to the rear garden. A paved pathway allows access to the front door complete with external lighting.

The rear garden is laid mainly to lawn with a paved patio seating area directly outside the property, with an additional paved area to the rear, bordered by a retained timber fence.

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 F.

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



view this property online williamhbrown.co.uk/Property/SFM111185



welcome to

Captains Close, Swaffham

- Substantial 5 Bedroom Home Within Easy Reach Of Town Centre Amenities
- Improved And Extended By The Current Owners
- Gas Fired Radiator Heating, Solar Panels, A rated Energy Efficiency
- Impressive Open Plan Kitchen Diner, Utility Room , Study And Ground Floor Cloakroom
- Master Bedroom With En Suite With Connecting Door To Bedroom 5/ Dressing Room

Tenure: Freehold EPC Rating: A

Council Tax Band: F

offers in excess of

£550,000



directions to this property:

From the William H Brown office, continue at the lights onto Mangate Street, follow Norwich Road, turn left onto Captains Close and the property can be found on the left hand side identified by our William H Brown 'For Sale' sign.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SFM111185



Property Ref:
SFM111185 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williambrown.co.uk



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



williambrown.co.uk