



Heathlands, Swaffham, PE37 7TG

welcome to

Heathlands, Swaffham

A well presented 3 bedroom link-detached family home, located within this ever-popular development in the historic market town of Swaffham. Boasting a modern kitchen/diner, good size lounge, ground floor w.c, contemporary family bathroom, beautiful front and gardens, garage and off-road parking!



Accommodation:

Steps leading down to UPVC part glazed front entrance door.

Entrance Hall

Radiator, laminate flooring, staircase rising to first floor landing, door opening to the lounge and further door opening to:

Ground Floor W.C

Suite comprising low level w.c, hand wash basin, tiled flooring, radiator, UPVC double glazed window to side aspect,

Lounge

12' 5" x 12' 5" (3.78m x 3.78m)

Radiator, laminate flooring, TV & telephone point, smooth ceilings, UPVC double glazed window to front aspect, open to:

Kitchen/Dining Area

15' 6" x 11' 2" (4.72m x 3.40m)

A range of wall and floor mounted fitted kitchen units with marble effect work surfaces over, composite sink and drainer with swan-neck mixer tap, tiled splashback and surrounds, built-in electric oven with gas hob and cooker hood over, space for a fridge-freezer, plumbing for washing machine, breakfast bar, radiator, laminate flooring, smooth ceilings, UPVC double glazed windows to the rear aspect, UPVC double glazed door opening to the garden.

First Floor Landing

Loft access, carpet flooring, airing cupboard, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bath room.

Bedroom 1

12' 2" x 9' (3.71m x 2.74m)

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

Bedroom 2

11' 6" x 8' 11" (3.51m x 2.72m)

Radiator, carpet flooring, UPVC double glazed window with bespoke blinds to front aspect

Bedroom 3

8' 2" x 6' 4" (2.49m x 1.93m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin with storage space, panelled bath with shower over, part tiled walls, heated towel rail, extractor fan, UPVC double glazed windows to front aspect.

Outside

The front of the property is accessed from the road via a driveway to garage and walkway to the front entrance door, the front is completed by eye-catching raised flower beds.

The enclosed rear garden, which is a particular feature of this property, has a good size patio entertaining area with beautiful selection on plants, the central part of the garden has well stocked borders, mainly to lawn with to lawn and has a timber pergola, the bottom of the garden is once again well stocked with beautiful flowers and plants along with a decked sunbathing area, the garden is completed with external lighting, an outside tap and an access door into the garage.

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 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 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 C.

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

directions to this property:

From Swaffham town centre go south out of town onto Lonc Street. Turn left onto Watton Road and take the third left into Heathlands, Follow the road around to the left hand side, the property can be found on the right hand side identified by o William H Brown board.



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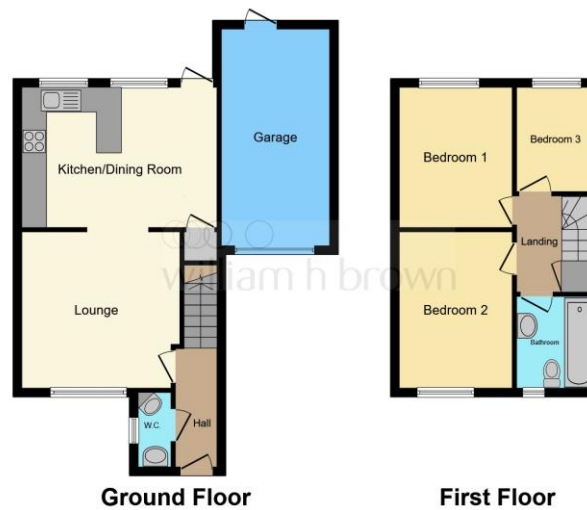


welcome to Heathlands, Swaffham

- 3 bedroom link-detached house
- Presented in excellent condition throughout
- Stunning rear garden with large entertaining area
- Modern fitted kitchen / dining room
- Ground floor cloakroom w.c and contemporary family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C



offers in excess of
£270,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
SFM110550 - 0006

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