



Vesta Close, Swaffham, PE37 8PE

welcome to

Vesta Close, Swaffham

>> MOVE STRAIGHT IN!! This three year old 3 bedroom semi-detached home occupies a delightful edge of development location, within easy reach of Swaffham town centre. Boasting an open-plan kitchen/dining room, en suite shower room, enclosed rear garden and more.



Accommodation:

Wood effect flooring, radiator, stairs rising to first floor, internal doors opening to cloakroom w.c and lounge.

Ground Floor W.C.

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks and half height tiled walls, radiator, wood effect flooring.

Lounge

Wood effect flooring, radiator, television point, telephone point, understairs storage cupboard, UPVC double glazed window to front aspect, internal door opening to:

Kitchen

A comprehensive range of floor and wall mounted units with marble effect worktops over, stainless steel sink and drainer with mixer tap over, tile effect flooring, integrated appliances, integrated electric oven, inset induction hob with extractor fan over, radiator, inset ceiling spotlights, UPVC double glazed French doors opening to rear garden with UPVC double glazed side panels.

First Floor Landing

Carpet flooring, radiator, loft access, internal doors opening to all rooms.

Master Bedroom

Built-in wardrobe, carpet flooring, radiator, thermostat, UPVC double glazed window to front aspect, internal door opening to:

En-Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, sliding door walk in shower cubicle with mains powered stainless steel shower and fully tiled walls behind, wood effect flooring, radiator, UPVC double glazed obscure glass window to side aspect.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed

window to rear aspect.

Bedroom 3

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, panelled bath with fully tiled walls behind and a mains powered shower over with glass shower screen, radiator, UPVC double glazed obscure glass window to front aspect, wood effect flooring.

Outside

The front of the property is approached by a small footpath with a small stoned area, driveway off road parking and external lighting completes the frontage with far-reaching field views.

A timber gate provides access to the rear garden which is laid mainly to lawn with a patio seating area, an outside tap and external lighting complete the rear 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 are also only about an hours' drive 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, 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 banding will be reviewed and may be subject to change.



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welcome to

Vesta Close, Swaffham

- Three year old 3 bedroom semi-detached family home
- Presented in immaculate condition throughout
- Open-plan kitchen/dining room with integrated appliances and French doors
- En-suite shower room, separate family bathroom and ground floor w.c
- Off-road parking and enclosed rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£270,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons and at the traffic lights, continue straight over onto Mangate Street. Proceed along and the road will merge onto Norwich Road. The Ceres Rise development will be found further along on the right hand side. Continue into the development and at the end of the road, turn left. The property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111011 - 0003

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.

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