



Orchard Place, Swaffham, PE37 7NR

welcome to

Orchard Place, Swaffham

We are pleased to present this 3 bedroom semi-detached house, positioned within easy walking distance of Swaffham town centre and amenities. The property boasts accommodation including a lounge, kitchen, ground floor shower room and has the advantage of a large rear garden with timber studio/office.



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to first floor landing, radiator, tiled flooring, UPVC double glazed window to front aspect, doors opening to the shower room, kitchen and further door opening to:

Lounge

Feature electric fireplace with brick surround and tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to the front and UPVC double glazed sliding doors opening to the garden.

Kitchen

A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven with ceramic hob over, space for fridge-freezer, plumbing for washing machine, radiator, tiled flooring, dual aspect UPVC double glazed windows to the side and rear, UPVC part glazed external entrance door opening to the rear garden.

Ground Floor Shower Room

Suite comprising low level w.c, vanity unit hand wash basin with storage under, corner shower cubicle with mains connected shower over, tiled walls and flooring, radiator, fitted bathroom cabinet, UPVC double glazed windows to the front aspect.

First Floor Landing

Loft access, carpet flooring, UPVC double glazed window overlooking the rear aspect, doors opening to all bedrooms.

Bedroom 1

Built-in storage wardrobe, radiator, carpet flooring, dual aspect UPVC double glazed window overlooking the front and side aspect.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed

window to the front aspect.

Bedroom 3

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

Outside

The property is approached via a walkway leading to the front entrance door, a low maintenance gravelled driveway provides off-road parking with a retaining dwarf brick wall to the front boundary and hiding the lawned garden.

Gated side access leads into the beautifully- tended, enclosed rear garden, which offers a lawned garden area with landscaped and a paved patio seating area to the immediate rear of the property, a large timber garden shed and a timber studio/office are housed in this large rear garden.

Studio / Office

Of timber construction with power sockets and lighting, a decked seat area and windows overlooking the 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 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 B.

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/SFM110715



welcome to

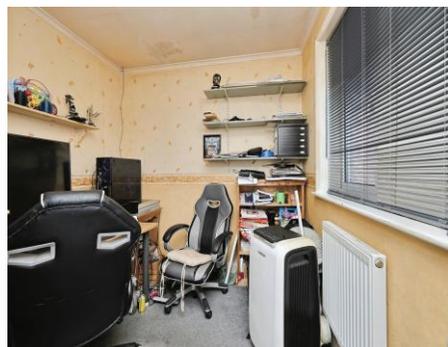
Orchard Place, Swaffham

- Spacious 3 bedroom semi-detached home,
- Lounge with feature electric fireplace
- Fitted kitchen and ground floor shower room
- Gas fired central heating & UPVC double glazed windows throughout
- Large lawn rear garden with timber studio/office

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



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 round-a-bout, proceed straight over, taking Cley Road to the side of the White Hart public house and continue along past the Theatre Street turning, take the right hand turn onto Orchard Place, 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/SFM110715



Property Ref:
SFM110715 - 0002

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