



**Ambleside, Swaffham, PE37 8HL**

**welcome to**

**Ambleside, Swaffham**

A well presented energy efficient 3 bedroom detached home, located in a non-estate position just a short walk from Swaffham town centre. Boasting modern living with a fully fitted kitchen/breakfast room, en suite facilities, enclosed rear gardens, driveway, garage and more!



### **Accommodation:**

Composite part glazed external entrance door opening to:

### **Entrance Hall**

Tile flooring, staircase rising to the first floor landing, door opening to:

### **Lounge**

17' x 14' 6" ( 5.18m x 4.42m )

Beautiful feature fireplace with inset log burning stove, tiled hearth and brick surround, under floor heating, television point, carpet flooring, UPVC double glazed window to front aspect.

### **Kitchen / Breakfast Room**

14' x 12' ( 4.27m x 3.66m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer unit with swan neck mixer tap, built-in double oven and ceramic hob with glass splashback and concealed extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, tile flooring, inset ceiling spotlights, under floor heating, storage cupboard, UPVC double glazed window to the rear aspect, UPVC double glazed door to the garden.

### **Ground Floor Cloakroom**

6' x 3' 1" ( 1.83m x 0.94m )

Suite comprising low level w.c, hand wash basin, tiled under floor heating, UPVC double glazed window to the rear aspect.

### **First Floor Landing**

Carpet flooring, loft access, storage cupboards, doors opening to all bedrooms and the family bathroom.

### **Bedroom 1**

12' 10" x 10' 8" ( 3.91m x 3.25m )

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to the en-suite shower room.

### **En Suite Shower Room**

Suite comprising low level w.c, hand wash basin, tiled splash backs, tiled flooring, glazed shower cubicle with mains connected rainfall style shower and further shower attachment, fitted bathroom mirror, heated towel rail.

### **Bedroom 2**

13' 1" x 9' 2" ( 3.99m x 2.79m )

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect

### **Bedroom 3**

9' 10" x 7' 10" ( 3.00m x 2.39m )

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin with tiled splashbacks, panelled bath with mixer tap, glazed shower cubicle with mains connected rainfall style shower, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window overlooking the rear aspect.

### **Outside**

Front garden is set to brickweave which leads around the side of the property and driveway, this leads to detached garage. an attractive plant bed contains flowers and plants, along with a pathway to the front entrance doors.

The rear garden is fully enclosed and a particular feature of the property, part laid to lawn and part hard landscaped, the garden offers entertainment areas, junior plants and flowers, a personal door gives access to the garage and the garden further benefits from external lighting and an outside tap.

### **Garage**

Remote controlled electric roller door, lighting, power sockets, UPVC double glazed window and UPVC double glazed door into 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, sport and leisure facilities and a popular golf club. 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 the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. This road merges onto Brandon Road. Proceed along. The property will be found further along on the left hand side identified by the William I Brown for sale board.



**view this property online** [williamhbrown.co.uk/Property/SFM110455](http://williamhbrown.co.uk/Property/SFM110455)



## welcome to Ambleside, Swaffham

- GUIDE PRICE £300,000 - £325,000
- Contemporary 3 bedroom detached house
- Enclosed rear garden, driveway parking and garage
- Modern fitted kitchen/breakfast room
- En suite shower room, family bathroom and ground floor w.c

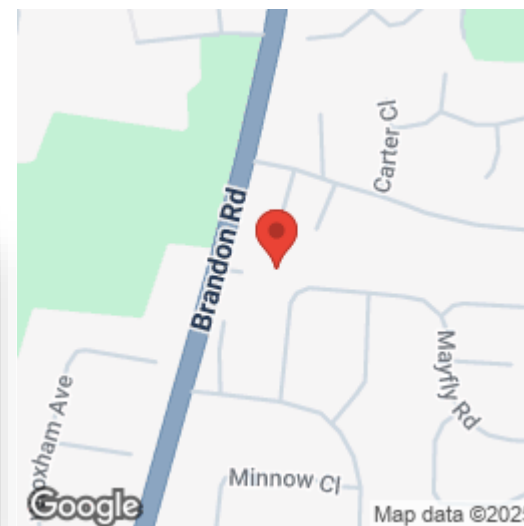
Tenure: Freehold EPC Rating: B  
Council Tax Band: C



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 inspections. Powered by www.focalagent.com

guide price

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110455 - 0007

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william h brown



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