



Whitsands Mews, Swaffham - PE37 7DE



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Swaffham

NO CHAIN. Presenting this versatile TWO BEDROOM TERRACED HOUSE, offering an inviting and contemporary feel throughout, perfectly positioned just a short walk from the TOWN CENTRE and all amenities. Step through the front door into the welcoming ENTRANCE HALLWAY, which leads directly into a SPACIOUS SITTING ROOM, the ideal space for relaxing or entertaining guests. Flowing seamlessly from the sitting room, discover a BRIGHT GARDEN ROOM EXTENSION (providing additional living space and lovely views over the rear garden), creating a versatile area for dining, a home office, or simply unwinding. The MODERN KITCHEN features INTEGRATED APPLIANCES, AMPLE STORAGE, and RECENTLY UPDATED FLOORING, ensuring both style and practicality for every-day living. Upstairs, TWO GENEROUS DOUBLE BEDROOMS await, each complete with BUILT-IN WARDROBES and VELUX WINDOWS filling the rooms with natural light and enhancing the sense of space.



The CONTEMPORARY BATHROOM is finished with updated flooring and quality fixtures, maintaining the property's high standard throughout paired with a GROUND FLOOR WC. With a thoughtful layout and a bright, airy ambience, this home is ready to move straight into, offering comfort and convenience in equal measure with a LOW-MAINTENANCE rear garden finished with INDIAN SANDSTONE patio and an ALLOCATED OFF ROAD PARKING space to the front of the home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Recent Redecoration Creating a Bright & Inviting Feel Throughout
- Updated Flooring In Each The Kitchen & Bathroom
- Large Sitting Room Leading Into A Garden Room Extension
- Kitchen With Integrated Appliances & Ample Storage
- Two Double Bedrooms, Each With Velux Windows & Built-In Wardrobes
- Low-Maintenance Rear Garden With Indian Sandstone Patio
- Allocated Off Road Parking



The property is located a short walk from the bustling heart of Swaffham with a range of local independent shops and eateries with public transport easily accessed also. This historic market town is steeped in history with many nods to its historic past in the architecture found in the town square with a popular market every Saturday morning still enjoyed by many. Swaffham, Norfolk, has a variety of schools, including primary and secondary institutions, with notable options like The Nicholas Hamond Academy and Swaffham CofE Primary Academy.

SETTING THE SCENE

The property is found just a few moments walk from the bustling town centre through a private offshoot where a terrace of homes becomes visible to your left hand side. Beyond the terrace of homes is an open courtyard with allocated off road parking and rear access towards the garden.

THE GRAND TOUR

Once inside, a central hallway is the first place to greet you leading to all living accommodation on the ground floor with all tile flooring sweeping around to handy storage space underneath the stairs. Immediately to the right as you enter a redecorated ground floor WC is offered with a low level radiator and frosted glass window to the front of the home. Sat directly opposite this is a contemporary kitchen with a mixture of wall and base mounted storage units and open work surfaces including extended breakfast bar seating space. Integrated appliances include an oven and hob with extraction above and fridge/freezer with tiled splashbacks and extraction hood over the hob. Towards the rear of the home an open sitting room is presented with a bright and neutral décor with tasteful hard wearing wooden effect flooring laid in a herringbone pattern opening into a bespoke garden room complete with uPVC double glazed surround and all tile flooring creating versatility in usage of space towards the rear of the home.

The first floor landing splits in each direction to take you into each of the double bedrooms with the slightly smaller being found towards the front of the home benefiting from two Velux windows allowing the space to bask in natural lights with handy built in storage cupboards whilst the larger of the bedroom sits at the very rear of the home again bathing in natural light with mirrored built in wardrobes. Sat between each bedroom is a three piece family bathroom suite complete with shower head and glass screen mounted over the bath, vanity storage and tall heated towel rail.

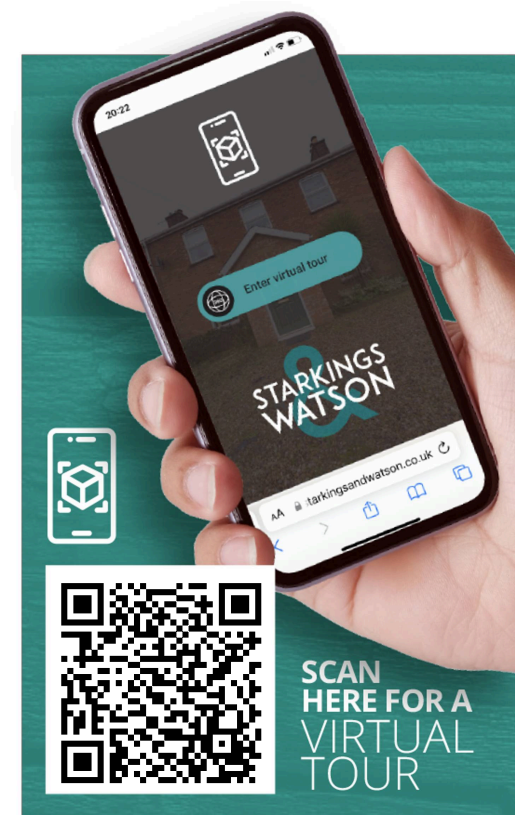
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



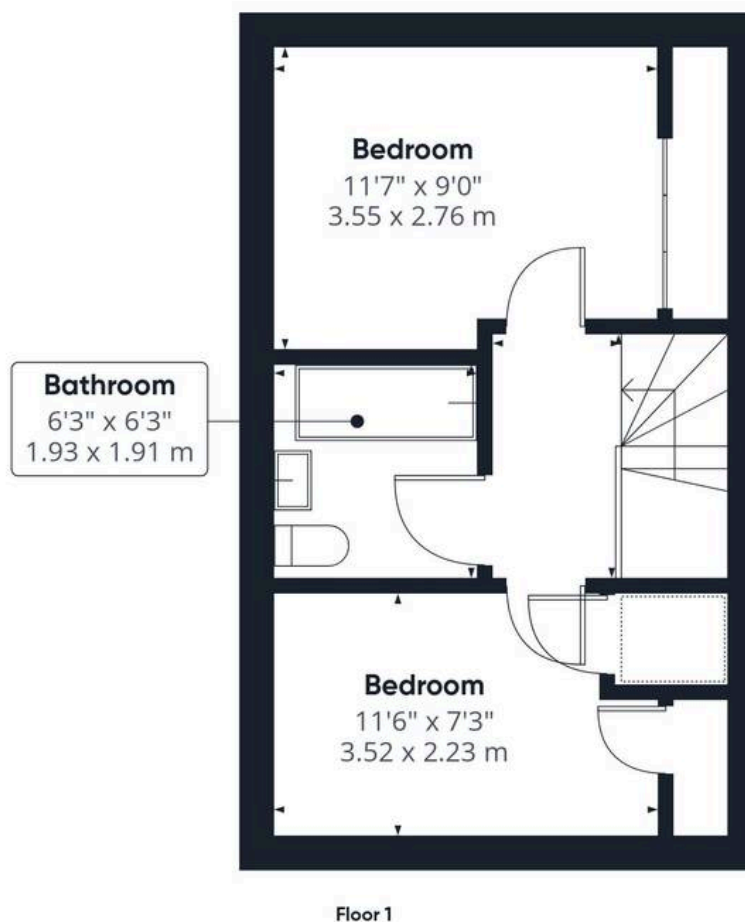
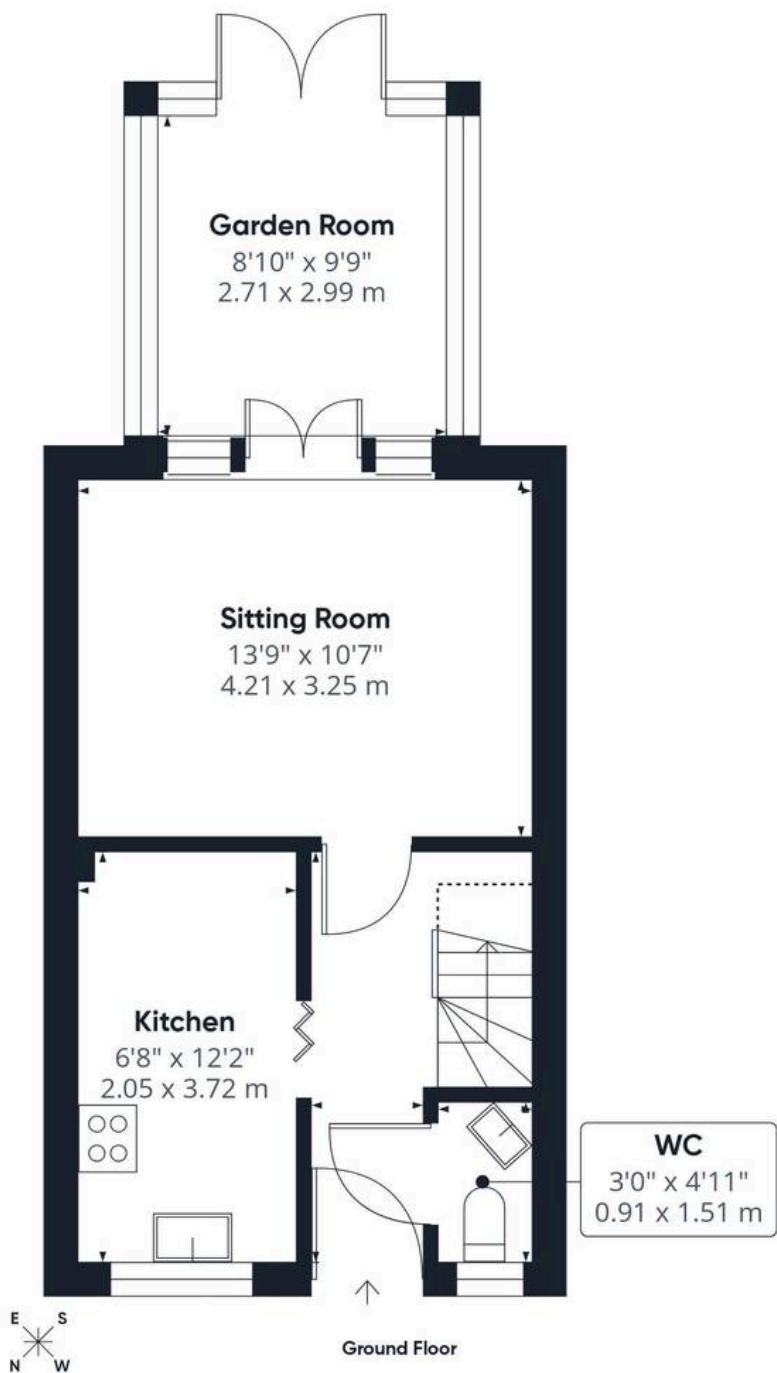




THE GREAT OUTDOORS

The rear garden is an attractive yet low maintenance condition being fully enclosed with timber panel fencing. The current owner has upgraded the garden to offer Indian sandstone patio seating area perfect for enjoying the warmer months with friends and family while a timber swinging gate leads behind the row of houses to the off road parking space.





Approximate total area⁽¹⁾

685 ft²
63.6 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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