



**Sedge Road, Swaffham, PE37 8JL**



**welcome to**

**Sedge Road, Swaffham**

An energy efficient 3 bedroom semi-detached house, located within this sought-after, modern development. Boasting a fully fitted kitchen with integrated appliances, open-plan lounge/dining room with French doors to the garden, en suite shower room, ground floor w.c, garage, driveway and much more!



### **Accommodation:**

Part glazed composite external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, built-in storage cupboard, radiator, tiled flooring, doors opening to the lounge/dining room and kitchen, further door opening to:

### **Ground Floor W.C**

Suite comprising close coupled w.c, wall mounted hand wash basin, tiled splash backs and surrounds, radiator, tiled flooring, extractor fan, UPVC triple glazed window to the front aspect.

### **Kitchen**

A comprehensive range of wall and floor mounted contemporary fitted kitchen units with contrasting work surfaces over and "soft close" doors, inset composite sink and drainer with mixer tap over, tiled splash backs and surrounds, built-in Bosch electric oven and gas hob with concealed extractor hood over, integrated fridge-freezer, integrated dishwasher, plumbing for washing machine, concealed gas fired central heating boiler, radiator, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, opening to:

### **Open-Plan Lounge / Dining Room**

17' 3" max narrowing to 13' 5" x 15' 2" ( 5.26m max narrowing to 4.09m x 4.62m )  
Door to walk-in under-stairs storage cupboard, two radiators, television point, telephone point, Internet connection point, wood effect flooring, dual aspect full height UPVC triple glazed windows to the rear and side, UPVC double glazed French doors opening to the rear garden.

### **First Floor Landing**

Airing cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

### **Master Bedroom**

12' 9" x 9' 9" ( 3.89m x 2.97m )

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the rear aspect, door opening to:

### **En Suite Shower Room**

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, extractor fan, UPVC triple glazed window overlooking the side aspect.

### **Bedroom 2**

10' 4" max x 9' 8" ( 3.15m max x 2.95m )  
Radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

### **Bedroom 3**

9' x 7' 1" ( 2.74m x 2.16m )  
Radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

### **Family Bathroom**

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and panelled bath with shower attachment over, part tiled walls, heated towel rail, extractor fan, UPVC triple glazed window overlooking the front aspect.

### **Outside**

The property is approached via a block-paved and shingle driveway, which provides off-road parking and access to the garage. There is a stocked, landscaped front garden with a block-paved pathway leading to the main entrance door.

A timber side gate gives access into the fully enclosed, spacious rear garden, which is laid partly to lawn with a decking seating area to the bottom of the garden, a paved patio seating area and pathway, outside tap, exterior security lighting and retaining fencing.

### **Garage**

Electrically operated garage door to the front aspect, personnel door opening to the rear garden, power

and lighting connected.

### **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 is 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 on the outskirts, 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. At the next mini roundabout proceed straight over and continue along as the road merges onto Brandon Road. After the right hand turn for Filby Road, take the next left hand turn onto Otter Road. Take the left hand turn onto Mayfly Road and follow the road around to the right until reaching the right hand turn for Brimstone Close. Take the first turning for Brimstone Close and the property will be found along on the right hand side.



**view this property online** [williamhbrown.co.uk/Property/SFM109531](http://williamhbrown.co.uk/Property/SFM109531)

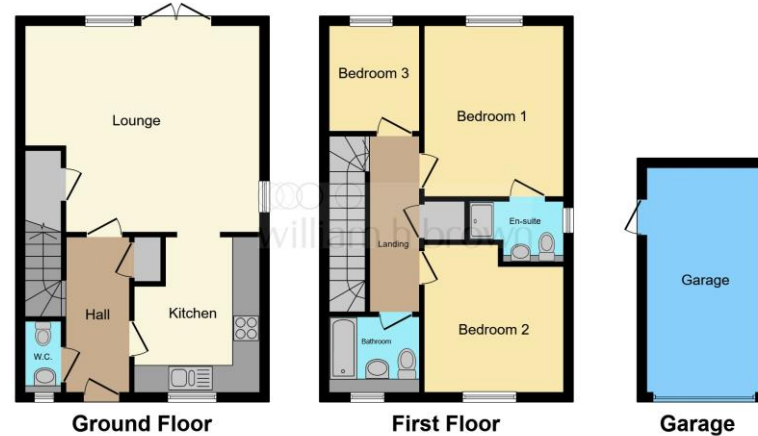


## welcome to Sedge Road, Swaffham

- Contemporary 'A' rated 3 bedroom semi-detached house
- Energy efficient home with triple glazed windows, solar PV & EV charging point
- Garage, driveway and enclosed rear garden
- Open-plan lounge/dining room with French doors to the rear garden
- Contemporary fitted kitchen with integrated appliances

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

# £280,000



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:  
SFM109531 - 0004

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