



Filby Road, Swaffham, PE37 7SA

welcome to

Filby Road, Swaffham

An extended and improved 5 bedroom detached family home, situated within this sought-after residential development. The property boasts a fitted kitchen, separate dining room/utility, conservatory, ground floor shower room and family bathroom, driveway off-road parking and more!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, tiled flooring, door opening to the lounge and kitchen, a further door opening to:

Ground Floor Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, wall mounted bathroom mirror, shower cubicle with mains connected shower and glazed shower screen, tiled flooring and boarded walls, UPVC double glazed obscure glass window to the front aspect.

Lounge

Feature fireplace with marble effect hearth and decorative surround, radiator, television point, wood effect flooring, dual aspect with UPVC double glazed window to the front and rear aspects.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted gas hob with cooker hood over, plumbing for a dishwasher, tiled flooring, UPVC double glazed windows to the rear aspect and UPVC external entrance door opening to the garden.

Dining Room / Utility

A matching range of wall and floor mounted fitted units with work surfaces over, space and plumbing for a washing machine, space for a free standing fridge/freezer, radiator, tiled flooring, UPVC double glazed window to front aspect, UPVC double glazed door opening to:

Conservatory

Of brick construction with UPVC double glazed windows over, tiled flooring, power sockets, UPVC double glazed patio doors opening to the garden.

First Floor Landing

Radiator, loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect

Bedroom 2

Radiator, television point, wood effect flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

Radiator, television point, wood effect flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

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

Bedroom 5

Fitted wardrobes on either side of the room with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mains connect shower, fully boarded walls, heated towel rail, tiled flooring, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

This lovely home is approached via a block paved driveway, which provides off-road parking and access to the front entrance door. A small raise plant bed is to the side along with a timber gate opening to the rear garden.

The rear garden is laid mainly to lawn with a decked seating area and a paved section to the side, the borders are stocked with plants and shrubs, an out-building is set on the rear boundary.

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 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, 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 banding will be reviewed and may be subject to change.



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welcome to

Filby Road, Swaffham

- Extended 5 bedroom detached family home
- Presented in excellent order throughout
- Dual aspect lounge with feature fireplace
- Contemporary fitted kitchen, separate dining room and conservatory
- Ground floor shower room and first first family bathroom

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

£400,000



directions to this property:

From the William H Brown office, turn right at the traffic lights onto London Street, proceed along onto Brandon Road, passing the schools on the right hand side and before reaching the round-a-bout, take the right hand turn onto Filby Road. Continue and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110607 - 0002

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