



Forest Grove, Swaffham, PE37 8GQ

welcome to

Forest Grove, Swaffham

Presenting this well-proportioned 3 bedroom detached family home, offered in excellent decorative order and situated within this sought-after development on the edge of this historic market town. Boasting a large dual aspect lounge, kitchen/dining room, en suite, rear garden and off-road parking...



Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

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

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, wood effect flooring, radiator, extractor fan.

Lounge

Carpet flooring, radiator, television point, dual aspect with UPVC double glazed window to the front and UPVC double glazed French doors opening to the rear garden.

Kitchen / Dining Room

A comprehensive 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, tiled splash backs and surrounds, built-in oven and hob with extractor hood over, integrated washing machine, integrated dishwasher, integrated fridge-freezer, tiled flooring, radiator, inset ceiling spotlights, dual aspect UPVC double glazed windows to the front and rear.

First Floor Landing

Loft access, carpet flooring, radiator, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Built-in storage wardrobes, carpet flooring, radiator, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin with tiled splash backs and double shower cubicle with inset tiling and shower unit, wood effect flooring,

radiator, extractor fan, UPVC double glazed obscure glass window overlooking the rear aspect.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window overlooking the front aspect.

Bedroom 3

Built-in storage wardrobes, carpet flooring, radiator, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath, tiled splash backs and surrounds, wood effect flooring, radiator, extractor fan, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

To the front of the property, there is a lawned garden with a central pathway leading to the main entrance door. The property benefits from allocated off-road parking spaces directly in front of the house

Gated side access leads to the fully enclosed rear garden, which is laid mainly to lawn with a paved patio seating area, paved pathway and metal garden storage shed.

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 and is also on an excellent bus route. The town 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 C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Forest Grove, Swaffham

- Modern 3 bedroom detached house
- Enclosed rear garden and off-road parking
- Contemporary fully fitted kitchen/dining room with integrated appliances
- Dual aspect lounge with French doors to the rear garden
- En suite shower room and separate family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111216 - 0002

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk