



Lancaster Road, Swaffham, PE37 8GY

welcome to

Lancaster Road, Swaffham

>>NO ONWARD CHAIN! A well presented 4 bedroom detached family home, situated on the edge of this family-friendly market town, offering easy access to the A47. Boasting contemporary accommodation with an open-plan kitchen/diner, en-suite facilities, enclosed garden, integral garage and much more!



Accommodation

Part glazed entrance door opening to:

Entrance Hall

Radiator, carpet flooring, staircase leading to the first floor landing, internal door opening to:

Lounge

Radiator, wood effect flooring, TV and telephone points, UPVC double glazed window to front aspect.

Kitchen / Dining Room

A range of floor and wall mounted units with work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap over. integrated electric over and gas hob with cooker hood over, space for a fridge/freezer, space for a dishwasher, radiator, wood effect flooring, space for a dining table, UPVC double glazed window to the rear aspect and UPVC double glazed patio doors opening to the garden.

Utility Room

A range of matching floor mounted kitchen units with work surfaces over, space and plumbing for a washing machine, wood effect flooring, wall mounted gas fired central heating boiler, UPVC double glazed entrance door opening to the garden.

Ground Floor W.C

Suite comprising low level w.c, hand wash basin with tiled splash backs, wood effect flooring, radiator, UPVC double glazed window to the side aspect.

First Floor Landing

Carpet flooring, storage cupboard, loft access, doors opening to all first floor rooms.

Master Bedroom

Carpet flooring, radiator, over stairs storage cupboard, television point, UPVC double glazed window to the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin, half height tiled walls, walk-in shower cubicle with mains powered shower and fully tiled walls behind, wood effect flooring, UPVC obscure glass double glazed window to side aspect.

Bedroom 2

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

Bedroom 3

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 4

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin with stainless steel mixer tap over, half height tiled walls, panelled bath with fully tiled walls behind and stainless steel mixer tap, wood effect flooring, extractor fan and UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached by a brickweave driveway providing side-by side off-road parking and leads to the garage and front entrance door.

The rear garden is laid mainly to lawn with a patio seating area, it is fully enclosed with retained fencing and houses a timber garden storage shed.

Garage

Up and over door, power sockets and lighting.

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 hours' drive 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, 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 D.

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

Agents Note

There is an annual charge for the upkeep and maintenance of the communal areas within this development. Further details can be obtained from the vendors solicitor at the time of purchase.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lancaster Road, Swaffham

- NO ONWARD CHAIN
- Well-presented 4 bedroom detached home
- Large lounge and open plan kitchen/dining room
- Utility room, ground floor w.c and en suite facilities to the master bedroom
- Enclosed rear garden, Side-by-side off-road parking & integral garage

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

£320,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111208 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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