



Flintwood, North Pickenham Road, Swaffham, PE37 7QX

welcome to

Flintwood, North Pickenham Road, Swaffham

An imposing 4 bedroom detached family home, located in a non-estate position within walking distance of Swaffham town centre. This substantial property provides almost 1800sqft living space with a private rear garden. Also boasting a en suite shower room & family bathroom, 3 reception rooms & more!



Accommodation:

Part glazed external entrance door opening to:

Entrance Porch

Tiled flooring, double glazed windows to the side aspect, internal door opening to:

Entrance Hall

Staircase rising to the first floor landing, wood effect flooring, radiator, under stairs storage cupboard, door opening to the dining room and study, a further door opening to:

Lounge

Open fireplace with brick hearth and surround, radiator, carpet flooring, television point, double glazed window to the front aspect and part glazed doors opening to the conservatory.

Conservatory

Of brick built construction with double glazed windows over and bespoke blinds on the windows and roof, carpet flooring, ceiling fan light, double glazed doors opening to the garden.

Study / Office

Radiator, carpet flooring, double glazed window to the rear aspect.

Dining Room

Radiator, carpet flooring, double glazed window to the front aspect, opening to:

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and inset hob with concealed cooker hood over, space and plumbing for a dishwasher, space for under counter appliances, wood effect flooring, radiator, double glazed windows to the rear aspect.

Utility Room

A range of wall and floor mounted fitted units with work surface over, stainless steel sink and drainer unit with tiled splash backs, space and plumbing for

a washing machine, radiator, walk-in storage cupboard, part glazed entrance door opening to rear garden, double glazed window to rear, door to integral garage and further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, pedestal hand wash basin with tiled splash back, wood effect flooring, obscure glass double glazed window to rear.

First Floor Landing

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

Bedroom 1

Built-in wardrobes, radiator, carpet flooring, double glazed windows overlooking the front and side aspects, door opening to:

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with mains connected shower and tiled wall behind, radiator, double glazed window to the front aspect.

Bedroom 2

Built-in wardrobe, radiator, carpet flooring, double glazed window to front aspect.

Bedroom 3

Built-in wardrobe, radiator, carpet flooring, storage cupboard housing the water cylinder, double glazed window to rear aspect.

Bedroom 4

Radiator, carpet flooring, double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin set on a counter top and vanity unit storage under, panelled bath with mixer tap and tiled wall behind, shower cubicle with mains connected shower, wood effect flooring radiator, double glazed window to the rear aspect.

Outside

The front of the property is set to hard landscape and

provides ample off-road parking, along with a covered parking area, a timber fence and high hedge provide screening from the road. Steps lead to the the front entrance door.

The rear garden is mainly laid to the lawn with a patio seating area, a selection of plants and flowers are interspersed around with a low maintenance section to the side. A timber garden storage shed, outside lighting and an outside tap complete this completely private garden.

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 E.

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

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

Flintwood, North Pickenham Road, Swaffham

- 4 bedroom detached executive style home
- Total floor area: 166.6m² / 1793ft²
- Presented in very good order throughout
- 3 reception rooms and a conservatory
- En suite shower room, family bathroom and a ground floor w.c

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

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111109 - 0002

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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