



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.

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

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

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111216 - 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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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and at the next mini roundabout, continue straight over, heading south out of town along London Street. This road merges onto Brandon Road; proceed past the High School and at the roundabout, take the first exit onto Redland Road. Take the first right hand turn onto Forest Grove and the property will be found on the left hand side.



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