



Vulcan Way, Swaffham PE37 8FT

welcome to

Vulcan Way, Swaffham

A well presented 3 bedroom semi-detached home, situated on the edge of this family-friendly market town, offering easy access to the A47 within minutes. Boasting contemporary accommodation with an open-plan kitchen/dining room, en suite facilities, enclosed garden, driveway parking and more!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, carpet flooring, radiator, door opening to the lounge and further door opening to:

Ground Floor Cloakroom W.C

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

Lounge

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

Kitchen / Dining Room

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven and fitted gas hob with extractor hood over, space and plumbing for a washing machine, space for fridge-freezer, radiator, wood effect flooring, space for a dining table, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the garden

First Floor Landing

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

Master Bedroom

Built-in wardrobes with mirrored sliding doors, radiator, carpet flooring, UPVC double glazed windows overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin, corner shower cubicle with mains connected shower and sliding shower screen doors, part tiled walls, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

Bedroom 2

Radiator, wood effect flooring, UPVC double glazed windows overlooking the rear.

Bedroom 3

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

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with mixer tap, part tiled walls, radiator, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

To the front of the property, there is a slated area with a paved pathway leading to the main entrance door. A brickweaved driveway provides side-by-side parking.

Gated access leads into the enclosed rear garden, which is hard landscaped with a paved patio seating area, gravelled central section with raised planters and a further, decked, seating area to the bottom of the 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 hours' drive 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, 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 band will be reviewed and may be subject to change.

Agents Note

There will be site management charge for the upkeep of the communal garden areas within this development once the site has been completed. This is expected to be around £200 per annum, which may be subject to review.

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

Vulcan Way, Swaffham

- 3 bedroom detached house built in 2021
- Presented in excellent condition throughout
- Contemporary open-plan kitchen/dining room
- En suite shower room, family bathroom and ground floor cloakroom w.c
- Enclosed, hard landscaped rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111322 - 0003

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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