



Ladybird Loke, Swaffham, PE37 8PB

welcome to

Ladybird Loke, Swaffham

>>NO ONWARD CHAIN! A substantial 4 bedroom detached home, offering contemporary living within this family-friendly market town. Boasting a fully fitted kitchen with integrated appliances, generous lounge/diner, en-suite shower room, solar panels, sweeping double width driveway, double garage & more!



The Accommodation

Composite external entrance door with glazed side panel opening to:

Entrance Hall

Spacious entrance hall with staircase rising to the first floor landing, built-in storage cupboard, radiator, UPVC triple glazed full-height window to the front aspect, tiled floor, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

Cloakroom

Suite comprising close coupled w.c, wall mounted hand wash basin, tiled flooring, radiator, inset ceiling spotlights, UPVC triple glazed frosted window to the front aspect.

Open-Plan Lounge / Dining Room

Two radiators, wall mounted media plate, carpet flooring, dual aspect with UPVC triple glazed window to the front and UPVC double glazed French doors opening to the rear garden

Kitchen

A comprehensive range floor and wall mounted cupboards with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with swan-neck mixer tap over, built-in electric eye-level double oven, gas hob with concealed cooker hood over, integrated for a fridge/freezer, integrated dishwasher, space and plumbing for a washing machine, tiled flooring, radiator, ceiling spotlights, UPVC double glazed window to the rear aspect and UPVC double glazed door opening to the side aspect.

First Floor Landing

Airing cupboard, radiator, carpet flooring, UPVC triple glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

Fitted wardrobes, radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, wall mounted hand wash basin with chrome taps and shower cubicle with glazed sliding door and shower unit, heated towel rail, UPVC triple glazed frosted window overlooking the rear aspect.

Bedroom 2

Radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

Bedroom 3

Radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

Bedroom 4

Radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

Family Bathroom

Suite comprising close coupled w.c, wall mounted hand wash basin with chrome taps and panelled bath with chrome mixer taps and mains connected shower with glazed screen, part tiled walls, heated towel rail, , UPVC triple glazed frosted window overlooking the front aspect.

Outside

To the front of the property there is a double width driveway leading to the double garage, a pathway leads to the front entrance door, well stocked borders provide a lovely outlook over the remaining frontage.

A timber gate gives access to the fully enclosed rear garden with a paved patio seating area, the garden is mainly laid to lawn with raised plant beds to the bottom of the garden. A personal access door opens to the detached double garage, an outside tap and external lighting complete the rear garden.

Detached Double Garage

Remote controlled electric front door, power sockets and light, personnel door opening to the rear 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 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, 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 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

Ladybird Loke, Swaffham

- Immaculately presented 4 Bedroom detached family home
- 'A' Rated energy efficiency home with triple glazed windows, additional insulation & solar PV panels
- Modern fitted kitchen with integrated appliances
- En-suite shower room, family bathroom and ground floor cloakroom w.c
- Dual aspect lounge/diner with French doors to rear garden

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

£390,000



directions to this property:

From the William H Brown Swaffham office, proceed towards the south of the town towards London Street. Continue south out of town along London Street. This road merges onto Brandon Road. Pass the Nicholas Hammond Academy and Swaffham Junior School and take the left hand turn onto is Otter Road. Continue around the bend and take the left hand turn onto Ringlet Road, At the end of the road turn left and Ladybird Loke is the first turning on the left. The property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111040 - 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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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk