



London Street, Swaffham, PE37 7DW

welcome to

London Street, Swaffham

NO ONWARD CHAIN!! A substantial detached barn conversion, situated within easy walking distance of the town centre. Set on a generous plot, this stunning home benefits from two en suites and a luxury 4-piece bathroom, fully fitted open-plan kitchen/dining room, dual aspect lounge, study & much more.



Accommodation:

UPVC double glazed external entrance door with full length UPVC double glazed side windows leading into:

Entrance Hall

Staircase rising to the first floor landing, LVT flooring, under-floor heating, inset ceiling spotlights, doors opening to the lounge and kitchen/dining room, further door opening to:

Ground Floor W.C

Luxury suite comprising low level w.c. and vanity hand wash basin with storage under, fully tiled walls, extractor fan, LVT flooring, under-floor heating.

Lounge

20' 9" x 11' 5" (6.32m x 3.48m)

Television point, LVT flooring, under-floor heating, inset ceiling spotlights, dual aspect with UPVC double glazed window to the front and UPVC double glazed French doors opening to the rear garden with fitted blinds.

Open-Plan Kitchen/Dining Room

20' 9" x 10' 9" (6.32m x 3.28m)

Kitchen Area

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces and upstands over, inset composite sink with swan neck mixer tap, built-in oven and fitted induction hob with glass splash back and concealed extractor hood over, further built-in eye-level oven, integrated dishwasher, integrated full-length fridge and integrated full-length freezer, LVT flooring, under-floor heating, inset ceiling spotlights, door opening to the utility cupboard, UPVC double glazed window to the front aspect, open-plan to:

Dining Area

Television point, LVT flooring, under-floor heating, inset ceiling spotlights, UPVC double glazed French doors with fitted blinds opening to the rear garden, door opening to the study.

Utility Cupboard

Hand wash basin, plumbing for washing machine and space for tumble dryer.

Study

8' 9" x 6' 7" (2.67m x 2.01m)

Under-stairs storage cupboard, LVT flooring, under-floor heating, inset ceiling spotlights, UPVC double glazed window to the rear aspect.

First Floor Landing

Glass landing balustrade, vertical radiator, carpet flooring, feature full length UPVC double glazed windows overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

16' 1" x 11' 4" (4.90m x 3.45m)

Radiator, television point, carpet flooring, inset ceiling spotlights, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c. twin vanity hand wash basins with storage under and walk-in shower cubicle with mains connected wall mounted shower and additional hand-held shower attachment, fully tiled walls, heated towel rail, extractor fan, inset ceiling spotlights, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

14' 6" x 10' 4" plus recess (4.42m x 3.15m plus recess)

Radiator, television point, carpet flooring, inset ceiling spotlights, UPVC double glazed window overlooking the front aspect, door opening to:

Bedroom 3

10' x 8' 4" (3.05m x 2.54m)

Radiator, television point, carpet flooring, inset ceiling spotlights, UPVC double glazed window overlooking the front aspect.

Bedroom 4

10' 2" x 8' 4" (3.10m x 2.54m)

Radiator, television point, carpet flooring, inset ceiling spotlights, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Luxury 4-piece suite comprising low level w.c. vanity hand wash basin with storage under, panelled bath with mixer tap and separate shower cubicle with mains connected shower, fully tiled walls, heated towel rail, tiled flooring, extractor fan, inset ceiling spotlights, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the property, there is a gravelled driveway providing ample off-road parking and access to the garage. A sloping paved pathway leads to the main entrance door.

The spacious rear garden is laid to mainly lawn with a paved patio seating area, ornamental trees and fencing.

Garage

Double doors to the front aspect, power and lighting connected, consumer unit, UPVC double glazed window to the rear, personal door opening to the garden.

Location

Saffham 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. Saffham 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 and sport and leisure facilities. Saffham 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.

Agents Note

We understand from the vendor that the access driveway to the property is shared. There may be a shared maintenance cost for this. Details of this can be obtained from your conveyancer at the time of purchase.



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welcome to

London Street, Swaffham

- GUIDE PRICE £475,000 - £500,000
- NO ONWARD CHAIN!
- Beautiful 4 bedroom detached barn conversion
- Located within easy walking distance of the town centre
- Ample off-road parking, garage and gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111136 - 0010

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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