



Ceres Drive, Swaffham, PE37 8PD

welcome to

Ceres Drive, Swaffham

>> MOVE STRAIGHT IN!! This four year old 4 bedroom detached home occupies a delightful edge of development location, within easy reach of Swaffham town centre. Boasting an open-plan kitchen/dining room, utility room, en suite shower room, enclosed rear garden, garage and more.



Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hallway

Staircase rising to the first floor accommodation with under-stairs storage cupboard, radiator, carpet flooring, door opening to the kitchen/dining room, further door opening to:

Lounge

Radiator, television point, carpet flooring, UPVC double glazed over-sized window to the front aspect.

Open-Plan Kitchen/ Dining Room

A comprehensive range of contemporary wall and floor mounted shaker style fitted kitchen units with contrasting work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level electric oven, fitted hob with glass splash back and extractor hood over, integrated fridge-freezer, integrated dishwasher, wood effect flooring, inset ceiling spotlights, space for a dining table, UPVC double glazed window to the rear aspect and UPVC double glazed French doors opening to the rear garden

Utility Room

A matching range of wall and floor mounted fitted kitchen units with work surfaces over, plumbing for washing machine, space for tumble dryer, wood effect flooring, UPVC double glazed window to the rear aspect, door opening to:

Ground Floor W.C

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

First Floor Landing

Built-in storage cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Built-in double storage wardrobes, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and glazed shower enclosure with inset shower unit, part tiled walls, radiator, wood effect flooring, extractor fan, inset ceiling spotlights, UPVC double glazed window overlooking the front aspect.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath, part tiled walls, radiator, tile effect flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

Outside

The front is hard landscaped to provided off-road parking and access to the garage, a well-stocked plant bed is behind the driveway and a walkway leads to the front entrance door.

The rear garden is laid mainly to lawn with a paved patio seating area along with a further paved entertainment area is to the side of the garden. The garden benefits from an outside tap, external lighting and is fully enclosed by a timber fence boundary.

Garage

Up and over door to the front aspect, power sockets

and lighting connected.

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.

Agents Note

There will be a site maintenance charge to cover the costs of maintenance in the outside communal areas. Further information will be supplied by the purchasers solicitor at the time of purchase.

Council Tax Band

This property is Council Tax band D.

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

Ceres Drive, Swaffham

- Four year old 4 bedroom detached family home
- Driveway parking, single garage and good sized, enclosed rear garden
- Open-plan kitchen/dining room with integrated appliances and French doors
- En suite shower room and separate family bathroom
- Ground floor w.c cloakroom and utility room

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111228 - 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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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, passing Morrisons Daily and at the traffic lights, continue straight over onto Mangate Street. Proceed along, leaving the town centre and the road will merge onto Norwich Road. The Ceres Rise development will be found further along on the right hand side. Turn onto Ceres Drive. The property will be found further along on the right hand side.



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