



Peddars Rise, Swaffham, PE37 8FD

welcome to

Peddars Rise, Swaffham

>FOR SALE BY AUCTION! An individual and beautifully presented 4 bedroom detached bungalow with ample living and reception space, hard landscaped gardens and situated on an exclusive development within easy reach of Swaffham town centre and all its amenities.



Accommodation:

Part double glazed external entrance door opening to:

Entrance Hall

Carpet flooring, radiator, two storage cupboards, loft access and access to all rooms.

Lounge

Radiator, carpet flooring, TV point and two UPVC double glazed windows to the side aspect, opening to:

Sun Room

Radiator, tiled flooring, UPVC double glazed window to the rear aspect and UPVC double glazed doors opening to the garden.

Dining Room

Radiator, carpet flooring, UPVC double glazed windows to both front and side aspect.

Kitchen

A range of matching wall and base units with complementary work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, built-in electric eye-level oven and microwave, inset electric hob with cooker hood over, space for free standing fridge freezer, tiled flooring, inset ceiling spotlights, matching central island, UPVC double glazed window to front aspect.

Utility Room

A range of matching wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, radiator, wall mounted gas fired central heating boiler, tiled flooring, part glazed external entrance door opening to the side aspect.

Bedroom 1

Built-in wardrobe storage, radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

Jack & Jill En Suite

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with mains connected shower, wall mounted bathroom cabinet, heated towel rail, UPVC double glazed window to the rear aspect.

Bedroom 2

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed

window to the rear aspect. door opening to the Jack & Jill en-suite

Bedroom 3

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 4

Currently utilised and a home office, the bedroom consists of carpet flooring, radiator and UPVC double glaze window to the side aspect

Bathroom

Suite comprising low level w.c, vanity hand wash basin with tiled splashbacks and storage under, panelled bath with mixer tap, glazed shower screen and mains connected shower, part tiled walls, tiled flooring, inset ceiling spotlights, wall mounted mirror and bathroom cabinet, extractor fan.

Outside

The property is approached via a brick-weave driveway, which provides off-road parking and access to the detached garage. A rest of the frontage is hard landscaped, steps lead up to the front entrance door,

A side access gate opens to the side and rear gardens, which are also hard-landscaped, for ease of maintenance, and boast extensive paved patio areas, ideal for entertaining friends and family in the summer evenings, together with a timber summer house and garden storage shed.

Garage

Up & over door, power sockets, lighting and personal door opening to 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 hour 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, 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 D.

Please note that once a sale takes place, the Council Tax banding will be

reviewed and may be subject to change.

Agents Note

We understand from the vendor that this property is subject to a service charge of approximately £20.00 per month for the upkeep of the communal areas within this small development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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welcome to

Peddars Rise, Swaffham

- GUIDE PRICE £325,000
- Executive style 4 bedroom detached bungalow
- Exclusive development in peaceful location
- Rear facing lounge with opening to the sun room
- Modern fitted kitchen and matching utility room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£325,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, continue straight over onto Mangate Street, which merges after the bend onto Norwich Road. Further along, take the opening on the right hand side onto Peddars Rise and the property will be found at the end of the cul-de-sac.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111053 - 0007

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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