



Viking Close, Swaffham, PE37 7TL

welcome to

Viking Close, Swaffham

A well presented 4 bedroom detached family home, located within this highly-regarded development, in easy reach of town centre amenities and facilities. Boasting an 19' bay-fronted lounge, separate dining room, en suite shower room and family bathroom, utility room, gardens, integral garage & more!



Accommodation:

UPVC external entrance door with UPVC double glazed obscure glass side panel opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, wood flooring, doors opening to the lounge, kitchen and garage, a further door opening to:

Ground Floor W.C

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

Lounge

Feature fireplace with decorative surround and hearth, radiator, television and telephone points, wood flooring, UPVC double glazed bay window to the front aspect, door opening to the dining room.

Dining Room

Radiator, wood flooring, UPVC double glazed patio doors opening to the rear garden.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level electric double oven and gas hob with extractor hood over, space and plumbing for a dishwasher, radiator, breakfast bar, inset ceiling spotlights, UPVC double glazed window to the rear aspect, archway to:

Utility Room

A further range of floor mounted fitted units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splash backs and surrounds, space and plumbing for washing machine, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC part double glazed external entrance door opening to the garden.

First Floor Landing

Airing cupboard, loft access, carpet flooring, doors

opening to all bedrooms and the family bathroom.

Master Bedroom

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

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with mains connect shower, fully tiled walls, radiator, tiled flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

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

Bedroom 3

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

Built-in wardrobes, radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising back to wall w.c, hand wash basin, panelled bath with mixer tap and hand-held shower attachment over, fully tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

Outside

To the front of the property, there is a decorative garden area that is laid mainly to lawn with a selection of shrubs with external lighting and a timber gate opens to the rear garden. A brick-weave driveway provides off-road parking and access to the integral garage.

The rear garden is fully enclosed, which is laid mainly to lawn with a paved patio seating area, various plant and shrub along the border, a lowered fence to the rear allow the occupants to enjoy the field views to

the rear.

Garage

Up and over door to the front aspect, power sockets and lighting.

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.



view this property online williamhbrown.co.uk/Property/SFM110757



welcome to

Viking Close, Swaffham

- 4 bedroom detached house
- Presented in excellent condition throughout
- 19' bay-fronted lounge & separate dining room
- Fitted kitchen with breakfast bar & utility room
- En suite shower room, family bathroom and ground floor cloakroom w.c

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110757



Property Ref:
SFM110757 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk