



Heathlands, Swaffham, PE37 7TG

welcome to

Heathlands, Swaffham

>>NO ONWARD CHAIN! 3 bedroom detached property, situated in the sought after edge of town development. Benefitting from front facing lounge, fitted kitchen and conservatory, master bedroom with ensuite shower room, driveway off road parking, garage and enclosed rear garden!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Radiator, UPVC double glazed window to the side aspect, internal door opening to the lounge and ground floor w.c.

Ground Floor W.C.

Suite comprising low level w.c., hand wash basin, tiled splashbacks and surrounds, radiator, wood effect flooring, UPVC double glazed obscure glass window to the rear aspect.

Lounge

Carpet flooring, radiator, television and telephone points, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, stairs rising to the first floor, French style doors opening to:

Kitchen/Dining Area

A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer tap over, tiled splashbacks and surrounds, inset hob with concealed cooker hood over, built in electric oven, space and plumbing for washing machine, space for free standing fridge/freezer, radiator, wood effect flooring, patio doors opening to:

Conservatory

Timber built construction with single paned windows, external door opening to the enclosed rear garden with wood flooring internally.

First Floor Landing

Carpet flooring, internal doors opening to the bedrooms and family bathroom.

Master Bedroom

Carpet flooring, radiator, built in wardrobes, UPVC double glazed window to the rear aspect, internal door opening to:

Ensuite Shower Room

Suite comprising low level w.c., pedestal hand wash basin, tiled splashbacks and surrounds, walk in shower cubicle with power shower over and fully tiled walls behind, radiator, wood effect flooring, UPVC double glazed obscure glass window to the rear aspect.

Bedroom 2

Carpet flooring, radiator, built in storage cupboard, loft access, UPVC double glazed window to the front aspect.

Bedroom 3

Carpet flooring, radiator, eves storage cupboard, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c., pedestal hand wash basin, panelled bathtub with shower over and glass shower screen, radiator, wood effect flooring, UPVC double glazed window to the rear aspect.

Outside

The property is approached by a paved pathway leading to the front entrance door, a driveway sits to the side providing access to the garage. A lawned area and established and well manicured shrubs complete the front.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area giving access to the conservatory. Planted borders and a retained timber fence complete the rear garden.

Garage

Of brick built construction with an up and over door to the front, further personal 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 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 C.

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

Heathlands, Swaffham

- 3 bedroom detached house
- Master bedroom with ensuite shower room and built in wardrobes
- Two further bedrooms
- Front facing lounge with UPVC double glazed bay window
- Fitted kitchen/dining area with patio doors opening to the conservatory

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

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111373 - 0006

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