



**Swanflower Way, Swaffham, PE37 8JJ**

**welcome to**

**Swanflower Way, Swaffham**

A stunning 2 double bedroom semi-detached 'A' rated energy efficient home, located within this sought-after, modern development. Offering a high quality of finish throughout including kitchen with integrated appliances, UPVC triple glazed windows, solar PV and much more!!



**Accommodation:**

Composite part glazed external entrance door opening to:

**Entrance Hall**

Staircase rising to the first floor landing, storage cupboard, radiator, carpet flooring, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

**Ground Floor W.C**

Suite comprising low level w.c and wall mounted hand wash basin with tiled splash backs and surrounds, radiator, tiled flooring, extractor fan.

**Kitchen**

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric eye-level oven and gas hob with concealed extractor hood over, integrated dishwasher, integrated fridge-freezer, space and plumbing for washing machine, concealed gas fired central heating boiler (serving domestic hot water and heating systems), radiator, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, opening through to:

**Lounge / Dining Room**

Radiator, television point, telephone point, carpet flooring, UPVC double glazed French doors opening to the rear garden.

**First Floor Landing**

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

**Bedroom 1**

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the front aspect.

**Bedroom 2**

Built-in storage, radiator, carpet flooring, UPVC triple

glazed window overlooking the rear aspect.

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with mains connected shower and hand held attachment, part tiled walls, radiator, extractor fan, UPVC triple glazed window overlooking the side aspect.

**Outside**

To the front of the property, there is a small well-stocked garden area with external lighting and a pathway leading to the main entrance door. A driveway to the side of the property provides off-road parking.

Gated side access leads into the fully enclosed garden, which is laid mainly to lawn with an extended patio seating area and retaining fencing. This delightful garden is a perfect entertaining area and also has an outside tap and external 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 and is also on an excellent bus route. The town 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 A.

Please note that once a sale takes place, the Council

Tax band will be reviewed and may be subject to change.



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welcome to

## Swanflower Way, Swaffham

- Modern 2 double bedroom semi-detached house
- 'A' rated energy efficiency with triple glazed windows and solar PV
- Contemporary fitted kitchen with integrated appliances
- En suite shower room, family bathroom and ground floor cloakroom w.c
- Private driveway providing off road parking

Tenure: Freehold EPC Rating: A

Council Tax Band: A

# £210,000



### directions to this property:

From the William H Brown Swaffham office, proceed towards the south of the town towards London Street. Continue south out of town along London Street. This road merges onto Brandon Road. Pass the Nicholas Hammond Academy and Swaffham Junior School and take the left hand turn onto is Otter Road. Take the first left hand turn onto Mayfly Road and then the first left hand turn onto Swanflower Way, The property can be found on the right hand side identified by our William H Brown For Sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111148 - 0003

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william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



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



**williamhbrown.co.uk**