



**Admiral Wilson Way, Swaffham, PE37 7HZ**

**welcome to**

**Admiral Wilson Way, Swaffham**

>>EDGE OF TOWN LOCATION!! Ideally located just a short walk from Swaffham's town centre amenities, this detached property boasts 3 good size bedrooms, 2 reception rooms, en suite facilities, ground floor cloakroom, garage, driveway and is presented in excellent decorative order throughout.



**Accommodation:**

Composite part glazed entrance door opening to:

**Entrance Hall**

Tiled flooring, stairs rising to first floor landing, built-in storage cupboard, internal doors opening to lounge, kitchen and ground floor cloakroom w.c, UPVC double glazed window to the front aspect.

**Ground Floor Cloakroom W.C.**

Suite comprising low level w.c, pedestal hand wash basin with mixer taps over, tiled splashbacks, radiator, tiled flooring, extractor fan.

**Lounge**

Wood effect flooring, television & telephone points, radiator, internal door opening to the dining room, UPVC double glazed window to the rear aspect and UPVC double glazed French style doors opening to the rear garden.

**Kitchen**

A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl stainless steel sink and drainer with mixer taps over, tiled splashbacks and surrounds, inset electric hob with concealed cooker hood, built-in electric oven, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, tiled flooring, radiator, UPVC double glazed window to the front aspect.

**Dining Room**

Tiled flooring, radiator, UPVC double glazed window to the side aspect, internal door opening to the lounge, UPVC double glazed French style doors opening to the rear garden.

**First Floor Landing**

Carpet flooring, built-in storage cupboard, UPVC double glazed window to the side aspect, internal doors opening to all first floor rooms.

**Master Bedroom**

Carpet flooring, radiator, built-in sliding door

wardrobes, UPVC double glazed window to the rear aspect, internal door opening to:

**En Suite Shower Room**

Suite comprising low level w.c, pedestal hand wash basin, walk in shower cubicle with mains powered shower over and fully tiled walls behind, radiator, UPVC double glazed obscure glass window to the side aspect.

**Bedroom 2**

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to the front aspect.

**Bedroom 3**

Carpet flooring, radiator, UPVC double glazed window to the side aspect.

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin with mixer taps over, panelled bathtub with mixer taps over and hand-held shower attachment, half height tiled walls, shower cubicle with bi-fold glazed shower screen and mains connected shower, wood effect flooring, radiator, UPVC double glazed obscure glass window to the front aspect.

**Outside**

The property is approached by a paved pathway leading to the front door, bordered by established and well-manicured plants and shrubs. Complete with external lighting and storm canopy. The driveway sits to the side of the property offering off-road parking and access to the garage, a timber gate allows access to the rear garden.

The rear garden is hard landscaped with a sandstone patio and decking seating area, with a timber built pergola directly outside both sets of patio French doors. The garden is bordered by established plants and shrubs and a retained timber fence.

**Garage**

Up and over door, power sockets, lighting, additional 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 is also on an excellent bus route. There is 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 band will be reviewed and may be subject to change.



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welcome to

## Admiral Wilson Way, Swaffham

- Stunning 3 bedroom detached family home
- Presented in excellent condition throughout
- 2 Reception rooms and modern kitchen with integrated appliances
- En suite facilities, family bathroom and ground floor cloakroom w.c
- Gas central heating & UPVC double glazed windows throughout

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

**£325,000**



### directions to this property:

Leave Swaffham town centre via London Street and turn right onto Admiral Wilson Way opposite Tesco supermarket.. As you reach the small roundabout in the development this property can be found a little way after on the towards the bottom of the Cul de Sac



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110085 - 0005

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