



Sandringham Way, Swaffham, PE37 8BS

welcome to

Sandringham Way, Swaffham

A very well presented 3 bedroom end-terraced home, located within easy reach of the town centre, local schools and amenities. Boasting a 18'7 rear facing lounge, kitchen with integrated appliances, modern family bathroom, good size bedrooms, enclosed rear garden, off-road parking and more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Radiator, tiled flooring, staircase rising to first floor landing, doors opening to kitchen and further door opening to:

Lounge

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

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces and upstands over, inset sink and drainer with mixer tap, built-in eye-level electric double oven, inset hob with cooker hood over, space for fridge-freezer, integrated washing machine, laminate flooring, wall mounted gas boiler, UPVC double glazed window to the front aspect.

First Floor Landing

Carpet flooring, storage cupboard, loft access, doors opening to all three bedrooms and the family bathroom.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising close coupled w.c, vanity hand wash basin with storage under, 'P' shape bath with electric shower and glazed shower screen, fully tiled walls,

heated towel rail, tiled flooring, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

The property is approached via a concrete pathway leading to the main entrance door, the front garden is laid to hard landscape with a selection of potted plants.

The enclosed rear garden is mainly hard landscaped with well-stocked plant beds either side, a patio seating area, timber garden shed and external lighting complete the rear.

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 is 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 B.

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

Sandringham Way, Swaffham

- 3 bedroom end-terraced house
- Presented in excellent condition throughout
- Generous lounge and kitchen
- UPVC double glazed windows and gas fired central heating
- Enclosed rear garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£220,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit onto London Street and at the next mini roundabout, continue straight over. Proceed south out of town and continue past the schools on the right hand side. Take the left hand turn onto Sandringham Way and follow the road about 200 yards where the property will 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:
SFM111202 - 0002

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