



48 London Street, Swaffham
£185,000

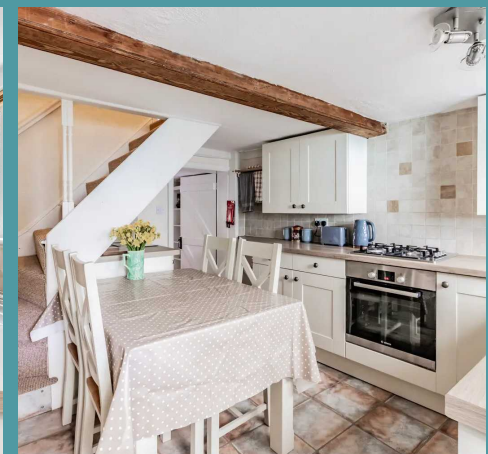
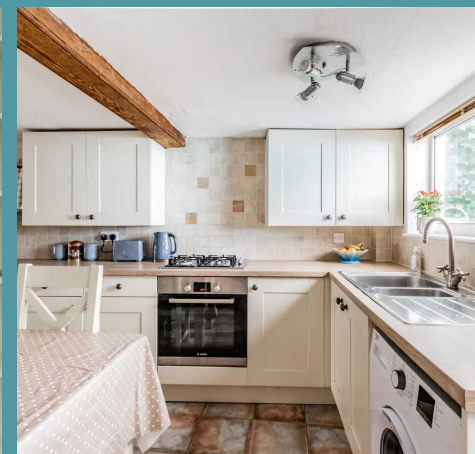
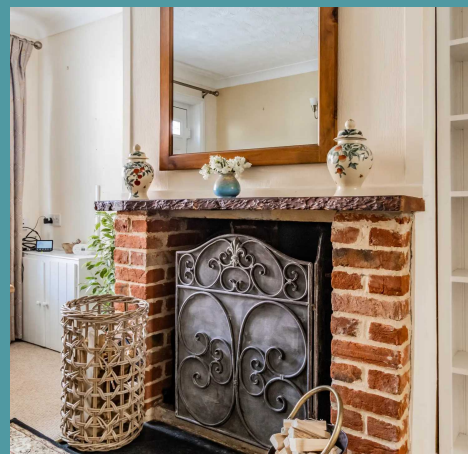
48 London Street

Swaffham, Swaffham

This delightful property offers a cosy living room adorned with a charming fireplace with wood burning stove, setting a welcoming tone. The spacious kitchen/diner boasts modern amenities and ample space for dining, ideal for entertaining loved ones. Upstairs, comfortable bedrooms and a stylish bathroom await, while the substantial garden with a wooden pergola and patio area provides an inviting outdoor space for dining and relaxation.

THE LOCATION

Nestled in the peaceful neighbourhood of London Street, this property offers modern comfort in a convenient location. The central car park is a two-minute walk away, it can be accessed via the bottom of the landscaped garden, via a gateway to a short connecting alleyway, running to the side of no.46. This connects London Street to Theatre Street and public car park. Free all-day parking is available there. Residents here enjoy access to a wealth of amenities, with a Waitrose and Tesco nearby for all their shopping needs. Families will appreciate the excellent catchment area for schools and for those seeking good food and entertainment, the Red Lion Pub is just a stone's throw away. Commuters will find easy access to the A47, providing convenient routes to Kings Lynn, Dereham and Norwich, making this location ideal for both work and play.





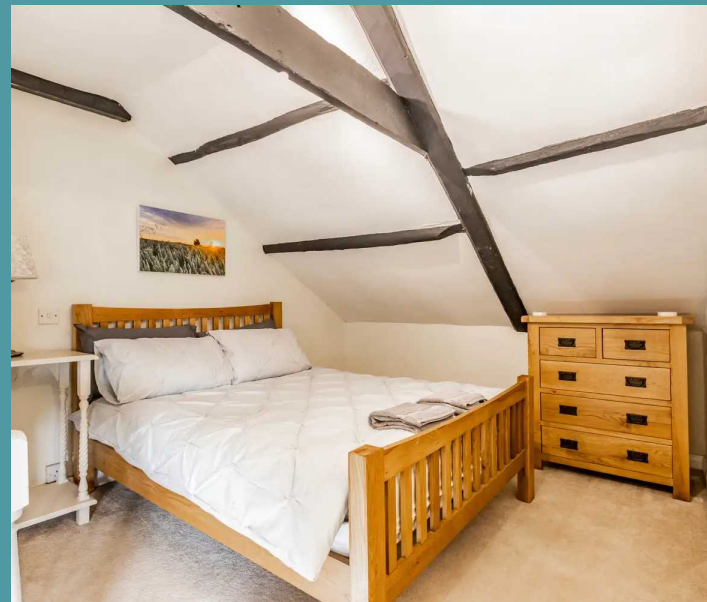
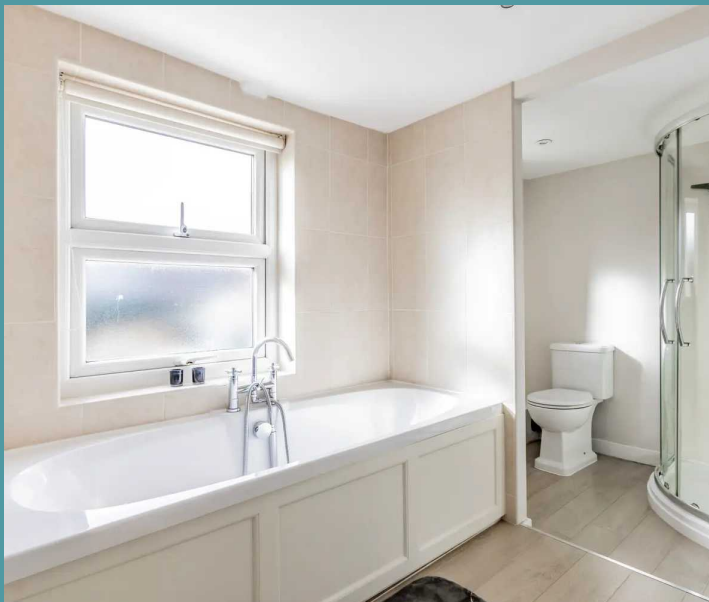
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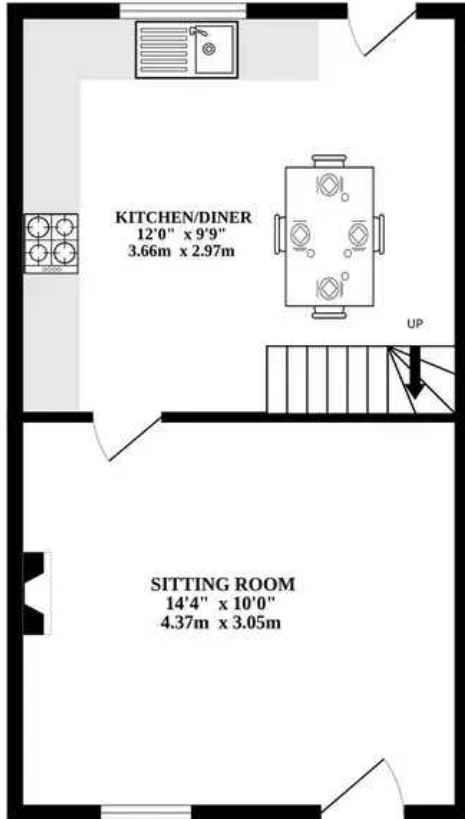
THE PROPERTY

Upon entering, you are greeted by a welcoming living room featuring a charming feature fireplace with wood burning stove that adds a touch of character to the space. With ample room for your furnishings and a warm ambiance, this room sets the tone for the rest of the property. The well-appointed kitchen/diner is spacious and practical, boasting modern appliances and ample room for a dining table setup. This functional space provides the perfect setting for preparing and enjoying meals with family and friends.

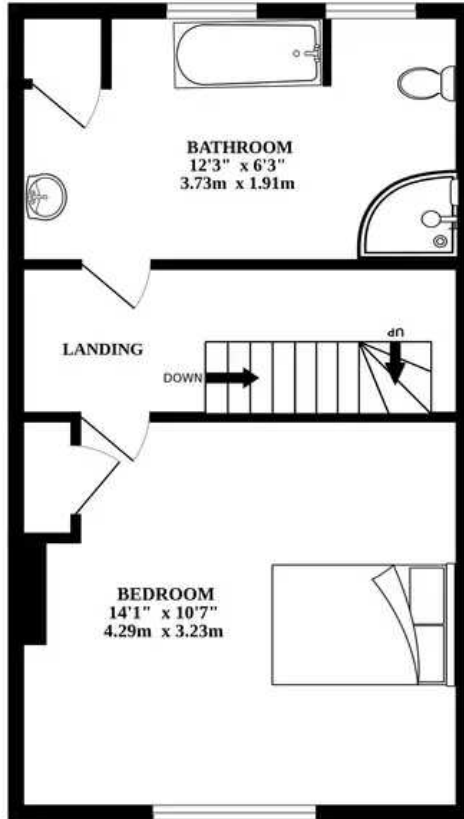
Ascending to the first floor, you will find a comfortable double bedroom and a stylish bathroom complete with a contemporary three-piece suite and modern fixtures and fittings. The second loft bedroom offers additional accommodation space, featuring room for a large bed and built-in storage solutions.



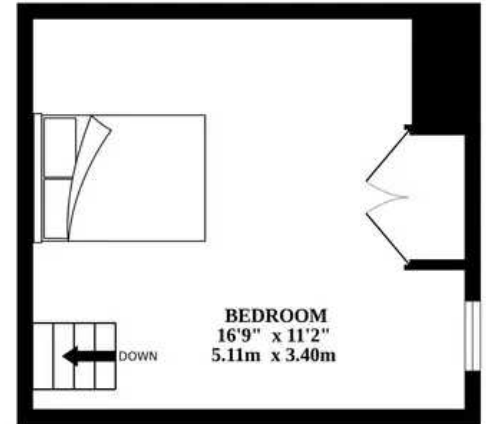
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The property boasts a large cellar that extends under no.46's kitchen, who have tanked their one in 2022, to provide storage/playroom. A local surveyor confirmed this could be done to no.48 also but access would need to be looked at outside the kitchen area. Outside, the property benefits from a substantial garden area, providing a haven of outdoor living. The garden includes a sheltered wooden pergola, patio area and ideal seating spots for dining or relaxation.

AGENTS NOTE

This property is conveniently connected to all mains services, gas central heating with a new boiler installed back in 2018.

The flying freehold with no.46 is subject to an indemnity policy in place.

The property falls within the conservation area of the town.

No. 46 obtained planning permission in 2023 to extend at the back, to provide a kitchen extension and to add a dormer to the top bedroom. Work completed December 2023.

Council Tax Band - A

