



Church Mews, Swaffham, PE37 7DU

welcome to

Church Mews, Swaffham

>> NO ONWARD CHAIN! A beautiful 2 bedroom detached home, located in a tuck away part in the centre of Swaffham, The property is presented in excellent condition throughout and benefits from an enclosed rear garden and two allocated parking spaces.



Accommodation

Entrance Porch

Wood effect flooring, UPVC double glazed windows to either side.

Entrance Hall

Radiator, wood effect flooring, stair case rising to first floor landing, doors opening to lounge and kitchen, further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin with tile splash backs, radiator, wood effect flooring.

Lounge

Radiator, carpet flooring, wall mounted electric fire place, UPVC double glazed window to front aspect and UPVC double glazed window opening to the conservatory.

Conservatory

Of brick built construction with UPVC double glazed windows and Polycarbonate roof, radiator, tiled flooring and wall lighting.

Kitchen

A range of shaker style wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset sink and drainer with swan-neck mixer tap over, tiled splash backs and surrounds, built-in electric oven and gas hob with concealed extractor hood over, space for under counter appliances, radiator, wood effect flooring, UPVC double glazed window to the rear aspect.

Utility Room

A selection of floor mounted fitted cabinets with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, radiator, wall mounted gas boiler, wood effect flooring, UPVC double glazed windows to the aspect and part glazed entrance door to the rear garden.

First Floor Landing

Carpet flooring, storage cupboard, doors opening to both bedrooms and the bathroom.

Bedroom 1

Built-in wardrobe, loft access, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

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

Family Bathroom

Modern 4-piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with mixer tap with hand-held shower attachment, double shower cubicle with mains connected shower, UPVC double glazed obscure glass window to the front aspect.

Outside

The front of the property is approached via a timber picket fence and gate opening to pathway leading to the front entrance door, the front garden is mainly laid to lawn.

The rear gardens are laid mainly to lawn with a hard landscaped border and a selection of potted plants, a further hard landscaped pathway leads around the side of the cottage and leads to a timber access gate to the front, a timber storage shed is located to the other side of the property.

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.



view this property online williamhbrown.co.uk/Property/SFM110890



welcome to

Church Mews, Swaffham

- Beautiful 2 double bedroom detached home
- Unique position just a stones throw from town centre amenities
- Dual aspect lounge opening to the conservatory
- Kitchen, utility room and ground floor cloakroom w.c
- Enclosed rear garden, Unique position just a stones throw from town centre amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£260,000



directions to this property:

From the town centre walk past the greyhound pub and turn left onto Pit Lane, the Road veers round to the left and merges into Church Mews, The property can be found on the left hand side identified by our William H Brown For Sale Board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110890



Property Ref:
SFM110890 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk