



Holkham Avenue, Swaffham, PE37 7RX

welcome to

Holkham Avenue, Swaffham

An extended 4 double bedroom executive detached home, located on the edge of town and boasting ample accommodation! Set just a short stroll from the local park, the property further benefits from an en suite shower room, double garage, ample off-road parking, landscaped rear garden and much more!



Accommodation:

Double glazed doors opening to:

Entrance Porch

Tiled flooring, part glazed internal door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage, tiled flooring, ceiling spotlights, doors opening to the lounge, kitchen and dining room, further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin, tiled splash backs, tiled flooring.

Lounge

Eco design inset wood burning stove, two radiators, wooden flooring, television and telephone points, ceiling spotlights, UPVC double glazed window to the front aspect and UPVC double glazed double doors opening to the garden

Dining Room

Radiator, wooden flooring, ceiling spotlights, opening to the garden room.

Reception Room

Radiator, wooden flooring, UPVC double glazed windows to the garden, double glazed lantern roof and UPVC double glazed patio doors opening to the garden.

Kitchen

A stunning range of wall and floor mounted fitted kitchen units with granite work surfaces over, inset sink units with swan-neck mixer tap over, tiled splash backs and surrounds, built-in electric double oven with fitted hob and cooker hood over, space for fridge-freezer, integrated dishwasher, radiator, tiled flooring, wine cooler, UPVC double glazed windows to the front aspect.

Utility Room

A further range of floor mounted fitted units with

work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for a tumble dryer, space for further appliances, UPVC double glazed window to the rear aspect and UPVC double glazed external entrance door opening to the rear garden.

First Floor Landing

Airing cupboard, loft access, doors opening to all bedrooms and the family bathroom.

Master Bedroom

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with glazed screen and mains connected shower, tiles walls and flooring, heated towel rail, fitted bathroom mirror, UPVC double glazed window to the front aspect.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mixer tap and hand-held shower attachment, fully tiled walls, heated towel rail, tiled flooring, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a gravelled driveway, providing ample off-road parking and access to the

double garage. The front garden to the property is mainly laid to lawn with a selection of plants and shrubs, a pathway leads to the front entrance door.

The beautiful rear garden is a particular feature of this home, partly laid to lawn with a large patio entertaining area, the garden comprises of a selection of well-stocked raised planters with slate chip borders, a timber garden shed, external lighting and a hedge boundary.

Double Garage

Twin up & over doors, power sockets, lighting connected.

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 E.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

Holkham Avenue, Swaffham

- Executive detached house located on the edge of town
- 4 double bedrooms with en suite shower room to the master
- Presented in excellent order throughout
- Dual aspect lounge, formal dining room & further reception room
- Fitted kitchen & separate utility room

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£480,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111072 - 0003

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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn right and continue to the mini round-a-bout. Proceed straight over, taking Cley Road to the side of the White Hart public house and follow this road, passing the recreation ground on your left hand side. Just before leaving Swaffham, take the left hand turn into Wolferton Drive and turn left into Holkham Avenue, the property will be found on the right and side.



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