



Peddars Rise, Swaffham, PE37 8FD

welcome to

Peddars Rise, Swaffham

>NO ONWARD CHAIN! An individual and beautifully presented 4 bedroom detached bungalow with ample living and reception space, hard landscaped gardens and situated on an exclusive development within easy reach of Swaffham town centre and all its amenities.



Accommodation:

Part double glazed external entrance door opening to:

Entrance Hall

Carpet flooring, radiator, two storage cupboards, loft access and access to all rooms.

Lounge

Radiator, carpet flooring, TV point and two UPVC double glazed windows to the side aspect, opening to:

Sun Room

Radiator, tiled flooring, UPVC double glazed window to the rear aspect and UPVC double glazed doors opening to the garden.

Dining Room

Radiator, carpet flooring, UPVC double glazed windows to both front and side aspect.

Kitchen

A range of matching wall and base units with complementary work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, built-in electric eye-level oven and microwave, inset electric hob with cooker hood over, space for free standing fridge freezer, tiled flooring, inset ceiling spotlights, matching central island, UPVC double glazed window to front aspect.

Utility Room

A range of matching wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, radiator, wall mounted gas fired central heating boiler, tiled flooring, part glazed external entrance door opening to the side aspect.

Bedroom 1

Built-in wardrobe storage, radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

Jack & Jill En Suite

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with mains connected shower, wall mounted bathroom cabinet, heated towel rail, UPVC double glazed window to the rear aspect.

Bedroom 2

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect. door opening to the Jack & Jill en-suite

Bedroom 3

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

Bedroom 4

Currently utilised and a home office, the bedroom consists of carpet flooring, radiator and UPVC double glaze window to the side aspect

Bathroom

Suite comprising low level w.c, vanity hand wash basin with tiled splashbacks and storage under, panelled bath with mixer tap, glazed shower screen and mains connected shower, part tiled walls, tiled flooring, inset ceiling spotlights, wall mounted mirror and bathroom cabinet, extractor fan.

Outside

The property is approached via a brick-weave driveway, which provides off-road parking and access to the detached garage. A rest of the frontage is hard landscaped, steps lead up to the front entrance door,

A side access gate opens to the side and rear gardens, which are also hard-landscaped, for ease of maintenance, and boast extensive paved patio areas, ideal for entertaining friends and family in the summer evenings, together with a timber summer house and garden storage shed.

Garage

Up & over door, power sockets, lighting and

personal door opening to the 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 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 D.

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

Agents Note

We understand from the vendor that this property is subject to a service charge of approximately £20.00 per month for the upkeep of the communal areas within this small development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Peddars Rise, Swaffham

- Executive style 4 bedroom detached bungalow
- Exclusive development in peaceful location
- Rear facing lounge with opening to the sun room
- Modern fitted kitchen and matching utility room
- Jack & Jill en-suite shower room and family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111053 - 0006

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.



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