



Juno Drive, Swaffham, PE37 8PH

welcome to

Juno Drive, Swaffham

>> MOVE STRAIGHT IN!! This one year old 3 bedroom semi-detached home occupies a delightful edge of development location, within easy reach of Swaffham town centre. Boasting an open-plan kitchen/dining room, en suite shower room, enclosed rear garden and more!



Accommodation:

Composite part glazed door opening to:

Entrance Hall

Wood effect flooring, radiator, stairs rising to first floor, internal doors opening to cloakroom w.c and lounge.

Ground Floor Cloakroom W.C

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, radiator, wood effect flooring,

Lounge

Carpet flooring, radiator, television point, telephone point, understairs storage cupboard, UPVC double glazed windows to front and side aspects, internal door opening to:

Kitchen/Dining Area

A comprehensive range of floor and wall mounted units with wood effect worktops over, stainless steel sink and drainer with mixer tap over, wood effect flooring, integrated electric oven, inset induction hob with extractor fan over, radiator, UPVC double glazed French doors opening to rear garden with UPVC double glazed side panels.

First Floor Landing

Carpet flooring, radiator, loft access, internal doors opening to all first floor rooms.

Master Bedroom

Built-in wardrobe, carpet flooring, radiator, thermostat, UPVC double glazed window to front aspect, internal door opening to:

En-Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, sliding door walk in shower cubicle with mains powered stainless steel shower and fully tiled walls behind, wood effect flooring, radiator, UPVC double glazed obscure glass window to side aspect,

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 3

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath, half height tiled walls, radiator, wood effect flooring, UPVC double glazed obscure glass window to front aspect.

Outside

The front of the property is approached by a small footpath with a small stoned area, a driveway provides off road parking for two vehicles and external lighting completes the frontage.

A timber gate provides access to the rear garden which is laid mainly to lawn, an outside tap and external power sockets complete the rear 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 hours' drive 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, 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.

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.



view this property online williamhbrown.co.uk/Property/SFM111280



welcome to

Juno Drive, Swaffham

- One year old 3 bedroom semi-detached family home
- Presented in good decorative order throughout
- Driveway parking and good sized, enclosed rear garden
- Open-plan kitchen/dining room with French doors
- En-suite shower room, separate family bathroom and ground floor w.c

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£270,000



directions to this property:

From the William H Brown Swaffham office, pass Morrison daily and at the traffic lights, continue ahead onto Mangate Street. Follow the road toward Norwich road, take the third right hand turn onto Ceres Drive. At the junction turn right onto Vesta Close and follow the road, turn left onto Juno Drive. The property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111280



Property Ref:
SFM111280 - 0004

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