



**6 Amherst Close, Swaffham**  
**Guide Price £265,000**

**BELTON DUFFEY**



## **6 AMHERST CLOSE, SWAFFHAM, NORFOLK, PE37 7TS**

3 bedroom detached house with conservatory, garage and garden on a cul de sac a 10 minute walk from the centre of this popular market town. No chain.

### **DESCRIPTION**

6 Amherst Close is a modern detached house situated at the end of a cul de sac just a 10 minute walk from the centre of the popular amenity rich market town of Swaffham. The property has ground floor accommodation comprising an entrance hall, cloakroom, kitchen with a separate utility, dining room, conservatory and sitting room. Upstairs, the landing leads to 3 bedrooms and a family bathroom. Further benefits include UPVC double glazed windows and doors throughout and gas-fired central heating.

Outside, the property stands behind a driveway providing parking for 2 cars with an integral garage and a lawned and paved garden to the rear.

6 Amherst Close is being offered for sale with no onward chain.

### **SITUATION**

The attractive town of Swaffham has a weekly market, Waitrose supermarket and its famous "Butter Cross" in the centre. Local facilities include numerous pubs/restaurants, library, medical centres, doctors surgeries, dentists, churches, bus services in Swaffham by numerous providers, banking, shopping, schools and a leisure centre.

Railway stations with trains to Cambridge and London Kings Cross are located in the nearby towns of Downham Market, or the larger town of King's Lynn, which has a port and medieval centre, along with a wide range of shops and other leisure amenities. The North Norfolk coast, which is designated as an Area of Outstanding Natural Beauty, is approximately 40 minutes' drive to the North

### **ENTRANCE HALL**

A partly glazed composite door leads from the front of the property into the entrance hall with a recessed coir door mat. Staircase leading up to the first floor landing, radiator and doors to the cloakroom and sitting room.

### **CLOAKROOM**

1.47m x 0.89m (4' 10" x 2' 11") Corner wash basin with a tiled splashback, WC, radiator and a window to the side with obscured glass.

### **SITTING ROOM**

4.00m x 3.70m (13' 1" x 12' 2") at widest points. Understairs storage cupboard, radiator, window to the front and a wide archway to:

### **DINING ROOM**

3.33m x 2.37m (10' 11" x 7' 9") Radiator, archway to the kitchen and UPVC French doors leading into:



## **CONSERVATORY**

3.00m x 2.24m (9' 10" x 7' 4") UPVC double glazed construction with a glass roof, ceiling light, power points, fitted window blinds and a patio door leading outside to the rear garden.

## **KITCHEN**

3.33m x 2.32m (10' 11" x 7' 7") A range of base and wall units with laminate worktops incorporating a stainless steel sink unit with a chrome mixer tap, tiled splashbacks. Integrated oven and ceramic hob with an extractor hood over, spaces and plumbing for a washing machine and fridge freezer. Worcester gas-fired boiler, radiator, vinyl flooring, window overlooking the rear garden and a partly glazed door leading into:

## **UTILITY ROOM**

2.47m x 2.27m (8' 1" x 7' 5") A range of base and wall units with laminate worktops incorporating a stainless steel sink unit with a chrome mixer tap, tiled splashbacks. Spaces and plumbing for a washing machine and dishwasher, vinyl flooring, radiator and loft hatch. Window overlooking the rear garden, partly glazed UPVC door leading outside and a connecting door to the garage.

## **FIRST FLOOR LANDING**

Shelved airing cupboard housing the hot water cylinder, window to the side, loft hatch and doors to the 3 bedrooms and bathroom.

## **BEDROOM 1**

3.89m x 2.74m (12' 9" x 9' 0") Fitted wardrobe cupboard with mirrored sliding doors, radiator and a window to the front.

## **BEDROOM 2**

3.36m x 2.67m (11' 0" x 8' 9") Radiator and a window overlooking the rear garden.

## **BEDROOM 3**

2.94m x 1.97m (9' 8" x 6' 6") at widest points. Built-in storage cupboard, radiator and a window to the front.

## **BATHROOM**

2.47m x 2.27m (8' 1" x 7' 5") A white suite comprising a panelled bath with a shower mixer tap, pedestal wash basin and WC. Tiled floor and splashbacks, white towel radiator and a window to the rear with obscured glass.

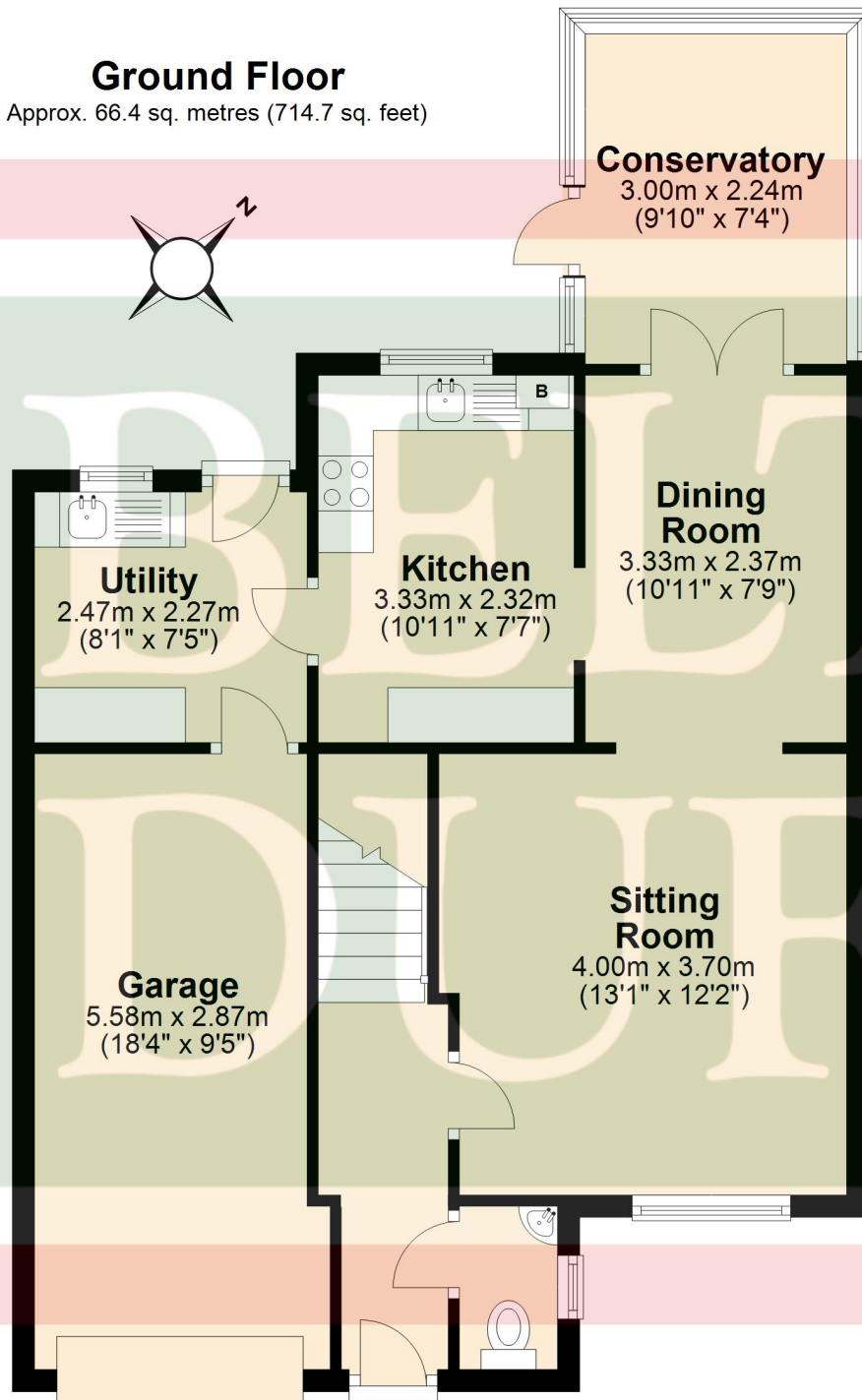
## **OUTSIDE**

Number 6 is set back from the cul de sac behind a tarmac and gravelled driveway providing parking for 2 vehicles and leading to the attached garage and front entrance door with outside light, hedged boundaries.

A tall timber pedestrian gate leads to the side of the property where there is space for refuse bin storage etc and access to the rear garden beyond. The garden comprises an extensive paved terrace opening out from the conservatory and utility room with a lawn beyond. Hedged and fenced boundaries, metal garden shed, outside tap and lighting.

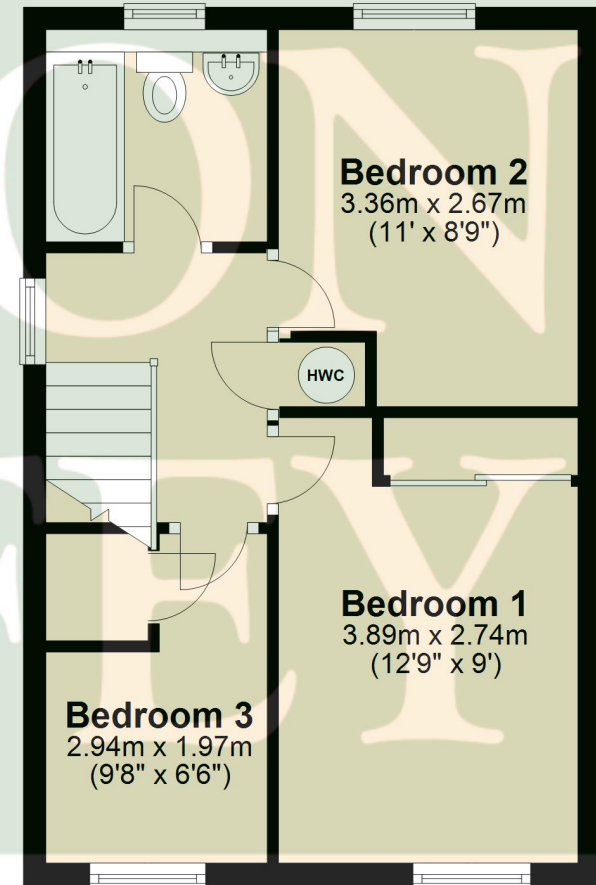
## Ground Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



## First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 101.4 sq. metres (1091.8 sq. feet)

## **GARAGE**

5.58m x 2.87m (18' 4" x 9' 5") at widest points. Up and over door to the front, power and light and a connecting door to the utility room.

## **DIRECTIONS**

Proceed of Fakenham on the A1066 to Swaffham. On entering the town proceed into the centre, passing through the market square onto London Street. Continue out of town and turn left into Watton Road. Take the third turning on the left into Heathlands following the road round to the left and take the second left hand turning into Amherst Close where you will see number 6 at the end of the cul de sac.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band D.

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band B.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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