



10 Clover Road, Swaffham
Guide Price £285,000

BELTON DUFFEY



10 CLOVER ROAD, SWAFFHAM, NORFOLK, PE37 8FJ

A modern 3 bedroom, 2 bathroom house with driveway parking and garage, situated in a prime position overlooking a playing field. No chain.

DESCRIPTION

Built in 2018 to a high specification by respected developers Abel Homes, 10 Clover Road is an energy efficient contemporary semi detached house situated in a prime position on a popular development on the outskirts of the amenity rich market town of Swaffham. Located at the end of a cul de sac, the property overlooks a playing field and play park to the front with a tree lined footpath to the side and town centre just a miles walk away.

The property has well presented ground floor living accommodation comprising an entrance hall, cloakroom and a well appointed kitchen with a wide opening to a good sized open plan sitting/dining room. Upstairs, the landing leads to 3 bedrooms, the principal also having an en suite shower room, and a family bathroom. Further benefits include UPVC double glazed windows and doors throughout, oak veneer internal doors, fitted wardrobes in the bedrooms, gas-fired central heating, photovoltaic solar panel system and the remainder of its NHBC warranty.

Outside, the property stands behind an attractively planted front garden with a lawned and paved west facing garden to the rear, driveway parking and a garage.

10 Clover Road 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.

STORM PORCH

A contemporary partly glazed composite door with a storm porch over and outside light leads from the front of the property into:



ENTRANCE HALL

3.57m x 1.38m (11' 9" x 4' 6")

Recessed door mat, radiator, staircase leading up to the first floor landing and doors to the cloakroom, kitchen and sitting/dining room.

CLOAKROOM

1.87m x 1.02m (6' 2" x 3' 4")

Wall mounted wash basin, WC, tiled floor, radiator, extractor fan, recessed ceiling light and a window to the front with obscured glass.

KITCHEN

3.59m x 2.72m (11' 9" x 8' 11")

A range of contemporary gloss base and wall units with laminate worktops over incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks.

Integrated appliances including a double oven, ceramic hob with an extractor hood over, microwave, fridge freezer, dishwasher and space and plumbing for a washing machine. Cupboard housing the gas-fired boiler, recessed ceiling lights, tiled floor, plinth heater and a wide opening to:

OPEN PLAN SITTING/DINING ROOM

5.29m x 4.66m (17' 4" x 15' 3")

A good sized double aspect room with a windows to the side and rear and wide French doors leading outside to the rear garden. Deep understairs storage cupboard, radiator and a door to the entrance hall.

FIRST FLOOR LANDING

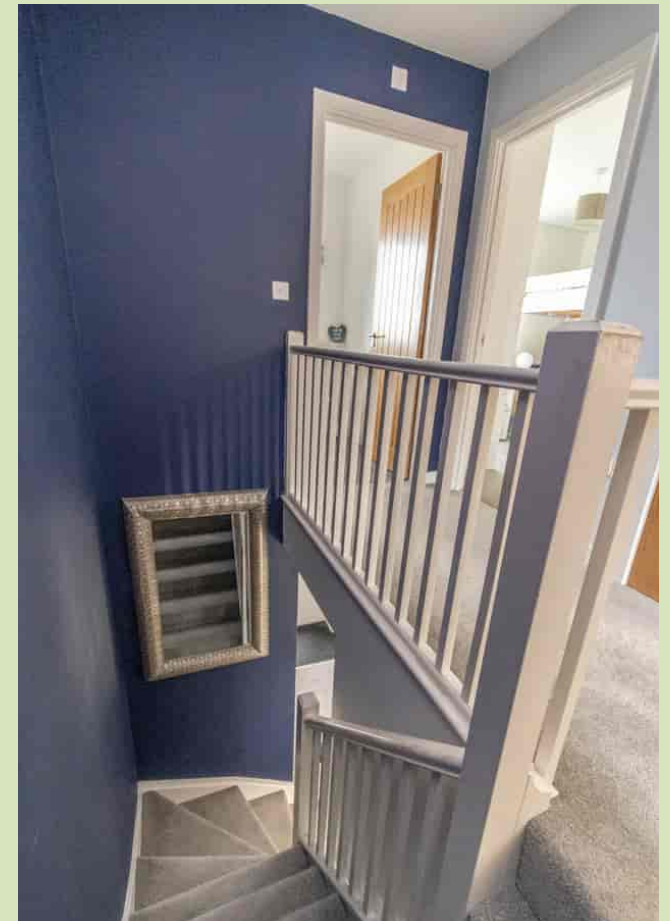
3.38m x 2.14m (11' 1" x 7' 0")

Galleried landing with a shelved airing cupboard housing the hot water cylinder, loft hatch and doors to the 3 bedrooms and family bathroom.

BEDROOM 1

4.00m x 3.03m (13' 1" x 9' 11")

Fitted wardrobe cupboard with sliding doors, radiator, window overlooking the rear garden and a door leading into:



EN SUITE SHOWER ROOM

2.30m x 1.31m (7' 7" x 4' 4")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring, chrome towel radiator, extractor fan, recessed ceiling lights and a window to the side with obscured glass.

BEDROOM 2

3.03m x 2.83m (9' 11" x 9' 3")

Built-in wardrobe cupboard, radiator and a window to the front overlooking the playing field.

BEDROOM 3

2.88m x 2.15m (9' 5" x 7' 1")

Built-in wardrobe cupboard, radiator and a window overlooking the rear garden.

FAMILY BATHROOM

2.15m x 1.88m (7' 1" x 6' 2")

A white suite comprising a panelled bath with a shower mixer tap, pedestal wash basin and WC. Vinyl flooring, chrome towel radiator, extractor fan, recessed ceiling lights and a window to the front with obscured glass.

OUTSIDE

10 Clover Road stands in an attractive setting overlooking a playing field to the front and is approached over a brick cobble walkway leading to the front entrance porch with attractively planted beds to the sides and a metal estate fence.

The brick cobbled walkway continues to the side of the property where a tall pedestrian gate opens onto the west facing rear garden comprising an extensive paved terrace and a lawn beyond. Outside tap and lighting, tall fenced boundaries with a perimeter plant border.

To the north of the property, there is a Tarmac driveway providing parking for 2 cars and leading to the garage.

GARAGE

6.09m x 2.98m (20' 0" x 9' 9")

Electric remote control up and over door to the front, power and light.



DIRECTIONS

Proceed of Fakenham on the A1065 heading south west towards Swaffham. On entering Swaffham proceed into the centre, passing through the market square onto London Street. Continue out of town staying on the A1065 London Street that becomes Brandon Road.

Turn left onto Otter Road before the large roundabout and follow the road turning right into Clover Road, just before the road bends round to the left at the playing field. Number 10 is situated at the end of the cul de sac.

OTHER INFORMATION

Mains water, mains drainage and mains electricity with photovoltaic solar panel system. Gas-fired central heating to radiators. EPC Rating Band A.

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

TENURE

This property is for sale Freehold.

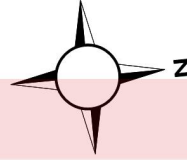
VIEWING

Strictly by appointment with the agent.



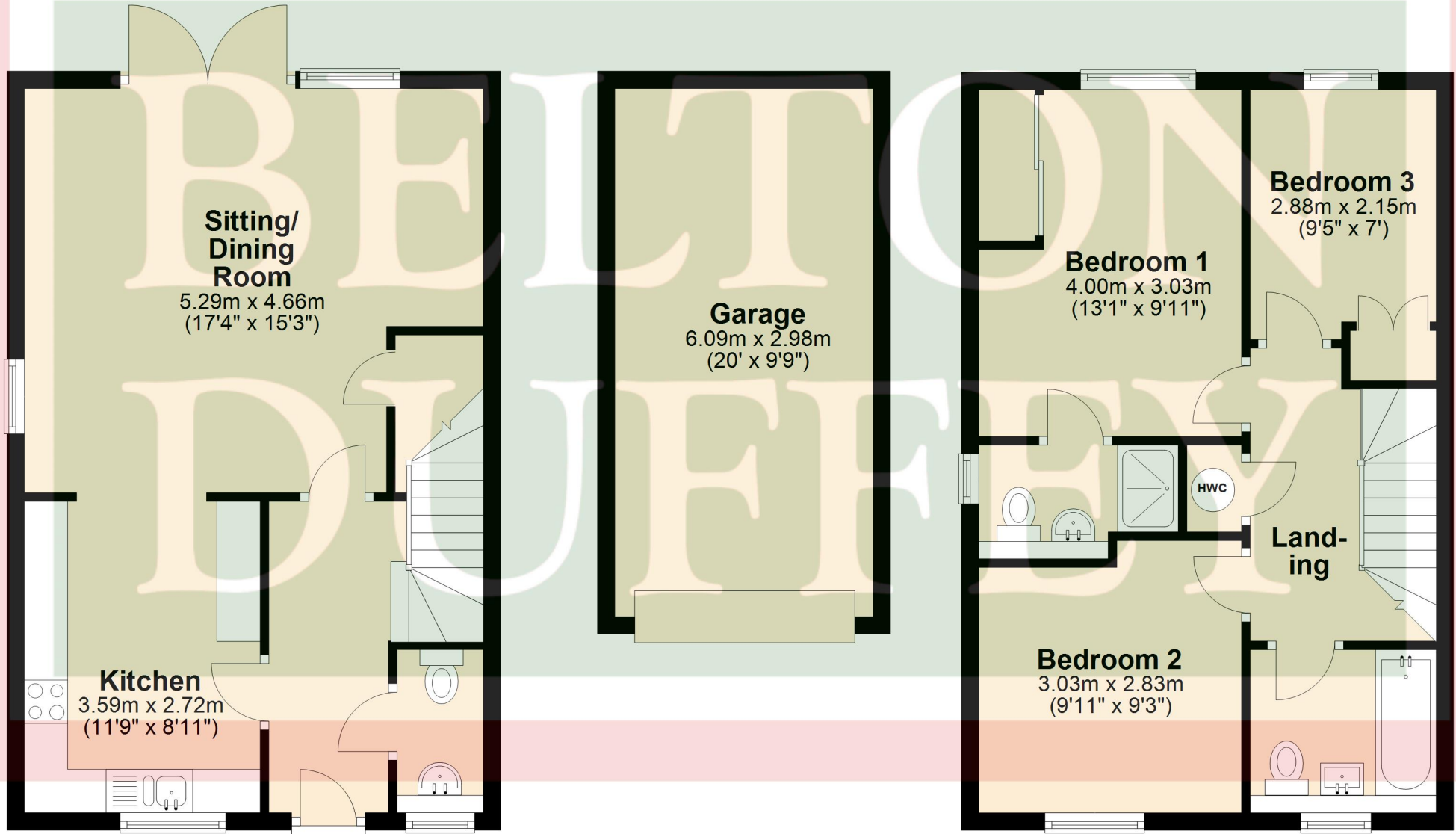
Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)





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