



## 20 Brancaster Way

£250,000

This link-detached family house offers spacious accommodation and is priced to allow for some modernisation.

From the porch, you enter the hallway with downstairs cloakroom and stairs to first floor. The open plan lounge/diner is double aspect with windows to the front and rear. The kitchen has a range of fitted base and wall cupboards and provides access to the conservatory which overlooks the rear garden.

On the first floor, the upper landing provides access to the three good sized bedrooms (fitted wardrobes in two of the three rooms) and family bathroom.

Outside, the property has a brick weave driveway providing off road parking and leads to the garage, which has an electric front door and personal door to the rear. The rear garden is mainly laid to lawn with three sheds, mature shrubs and flower beds.

### Services

Gas central heating. Mains water, drainage and electricity are connected.



## Situation

Swaffham is a Breckland market town offering a range of independent and national retailers, shops and supermarkets, including Tesco and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) far away.

## Directions

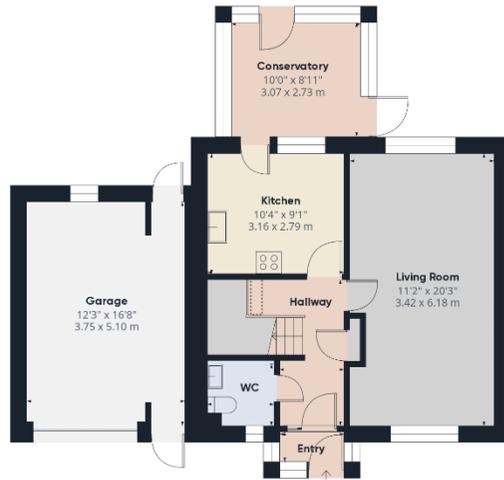
To find the property from Dereham, proceed along the A47 in the direction of King's Lynn. At the roundabout, take the first left onto Norwich Road. Turn left onto North Pickenham Road, followed by the right turn onto White Cross Road. At the roundabout, turn left onto London Street followed by the first right onto Haspalls Road. Take the left turn onto Cley Road, then the left turn onto Wolferton Drive followed by the right hand turn onto Brancaster Way where the property will be found at the end of the road.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0403.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1130.1 ft<sup>2</sup>  
104.99 m<sup>2</sup>

Reduced headroom

3.54 ft<sup>2</sup>  
0.33 m<sup>2</sup>

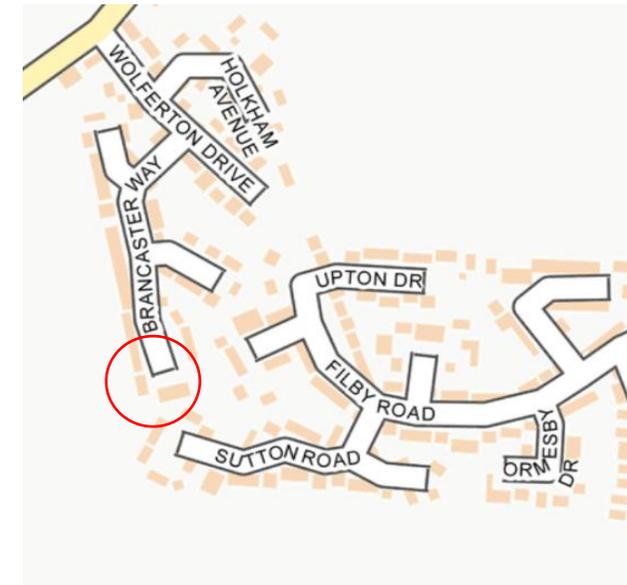
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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