



3 Holly Court, Swaffham

Swaffham



£210,000
Minors & Brady

3 Holly Court

Swaffham, Swaffham

This well-presented three-bedroom home offers generous and flexible living accommodation, complemented by a conservatory, garage, and ample off-road parking. With a practical layout, enclosed rear garden, and a convenient position within the popular market town of Swaffham, the property is ideally suited to families, first-time buyers, or those seeking a well-connected Norfolk location.

- Three well-proportioned bedrooms
- Spacious living room with access to conservatory
- Ground floor cloakroom and first-floor bathroom
- Enclosed rear garden with patio and lawn
- Driveway and shingle parking providing off-road parking for up to three vehicles
- Walk to the town centre
- Ideal first purchase or rental investment
- Popular market town location with excellent local amenities



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Location

Swaffham is a well-served and historic market town located in the heart of Norfolk. The town offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants, public houses, primary and secondary schools, medical facilities, and leisure amenities. Swaffham is also home to a popular weekly market and benefits from good transport links, with convenient road access to King's Lynn, Dereham, Norwich, and the A47, making it a practical base for both commuting and everyday living.

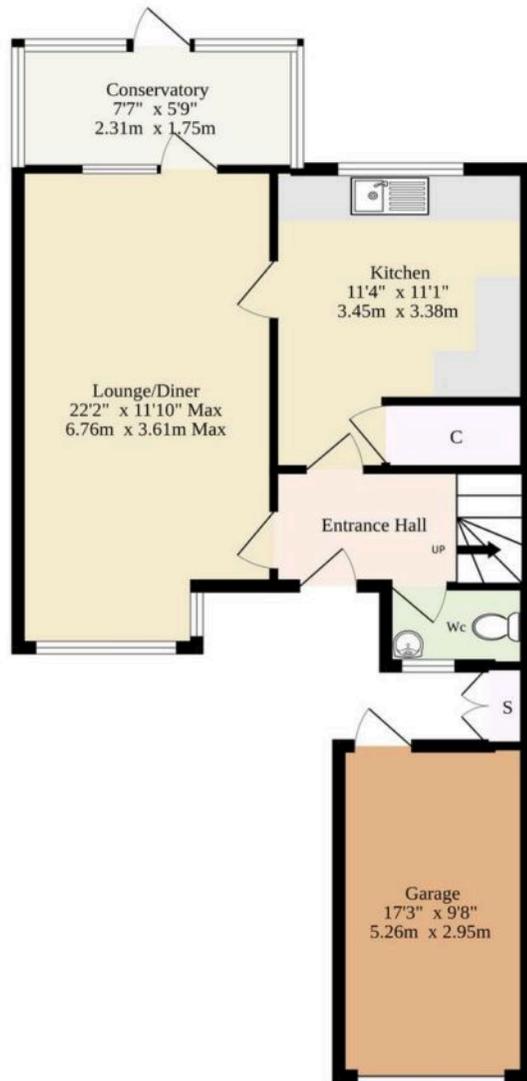
Holly Court

The property is entered via a double-glazed front door into a welcoming hallway, where stairs rise to the first floor and a radiator provides warmth. From here, the home opens into a spacious and light-filled living area, featuring a UPVC double-glazed window to the front and rear access leading through to the conservatory. This space benefits from two radiators and offers plenty of room for both relaxing and entertaining.

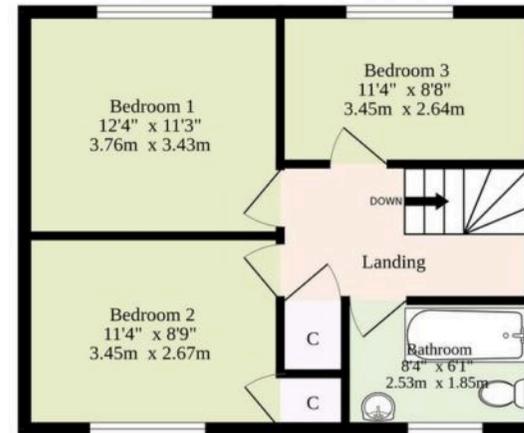
To the rear, the conservatory provides an additional versatile living space, constructed in uPVC and fitted with electric and lighting, making it ideal for year-round use.



Ground Floor
699 sq.ft. (64.9 sq.m.) approx.



1st Floor
479 sq.ft. (44.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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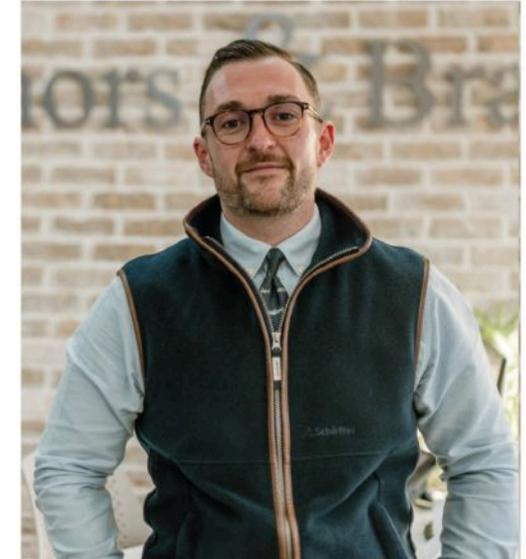
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