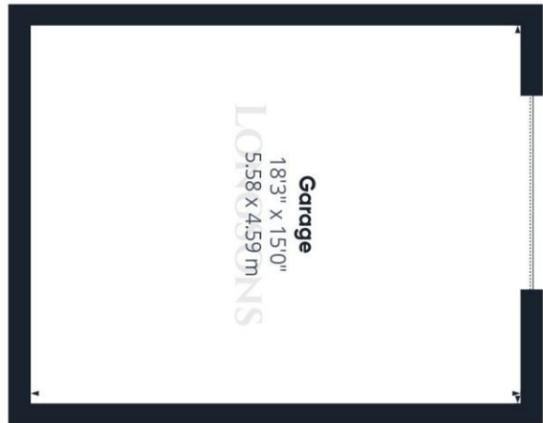




Sea Lord Close, Swaffham, PE37 7JP

Very well presented four bedroom detached house built by the much respected Abel homes in the market town of Swaffham. Built with energy efficiency in mind with solar panels for hot water, integrated appliances to kitchen, en-suite, utility, garage, parking UPVC double glazing and GCH.

Offers in the Region of £375,000 Freehold





Bedroom Two
11'4" (3.45m) x 11'2" (3.4m)
 Built-in storage cupboard, UPVC double glazed window to rear, radiator.

Bedroom Three
9'4" (2.84m) x 8'0" (2.44m)
 UPVC double glazed window to rear, radiator.

Bedroom Four
9'9" (2.97m) x 7'9" (2.36m)
 UPVC double glazed window to rear, radiator.

Bathroom
 Bath with mixer tap, shower cubicle, hand wash basin, WC, partly tiled walls, obscure glass UPVC double glazed window to front, extractor fan, radiator.

Outside Front
 Overlooking communal green and duck pond, path to front door, established hedge and tree, gravelled driveway to garage with additional parking for four vehicles.

Garage
18'3" (5.56m) x 15'0" (4.57m)
 Electric motorised roller door to front.

Rear Garden
 Paved patio seating area, decorative borders laid to slate chippings with plants and shrubs, area laid to lawn, wooden fence to perimeter, outside tap, gated access to front.

Agent's Note
 EPC rating C79 (Full copy available on request)
 Council tax band D (Own enquiries should be made via Breckland District Council)
 The property benefits from solar panels which heat water.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four Bedroom Detached House
- Respected Abel Home
- Two Reception Rooms
- Energy Efficiency Rating C79
- Garage, Parking and Gardens
- Solar Panels for Hot Water
- UPVC Double Glazing and Gas Central Heating
- Viewing Highly Recommended!

Situated on a popular development, overlooking a communal green and duck pond in the market town of Swaffham, Longsons are delighted to bring to the market this very well presented detached four bedroom house. Built by the respected Abel homes and with energy efficiency in mind offering solar panels for heating water, two reception rooms, en-suite shower room to bedroom one, utility room and cloakroom, garage, parking UPVC double glazing and gas central heating.

the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall
 Composite door to front, stairs to first floor, under stairs storage cupboard, tiles to floor, radiator.

Lounge
21'5" (6.53m) x 11'0" (3.35m)
 Wooden Parquet flooring, UPVC double glazed window to front, UPVC double glazed French doors opening to rear garden, two radiators.

Kitchen/Breakfast Room
11'9" (3.58m) x 10'6" (3.2m)
 Range of fitted units to walls and floor, granite work surface over with integrated drainer and mixer tap, granite up-stands, integrated double electric oven, gas hob with extractor fan over, integrated fridge/freezer and dishwasher, tiles to floor, UPVC double glazed window to rear.

Utility Room
 Kitchen units to wall, granite work surface with up-stands, integrated waste bin, space and plumbing for washing machine, tiles to floor, UPVC double glazed door to side.

WC
 Hand wash basin, tiled splashback, WC, tiles to floor, obscure glass UPVC double glazed window to side, radiator.

Dining Room
10'6" (3.2m) x 9'8" (2.95m)
 Wooden parquet flooring, UPVC double glazed door to front, radiator.

Stairs and Landing
 Loft access, cupboard housing hot water cylinder.

Bedroom One
12'10" (3.91m) x 9'2" (2.79m)
 UPVC double glazed window to front, radiator, door leading to en-suite shower room.
En-Suite Shower Room
 Shower cubicle, hand wash basin, partly tiled walls, obscure glass UPVC double glazed window to side, radiator.

