

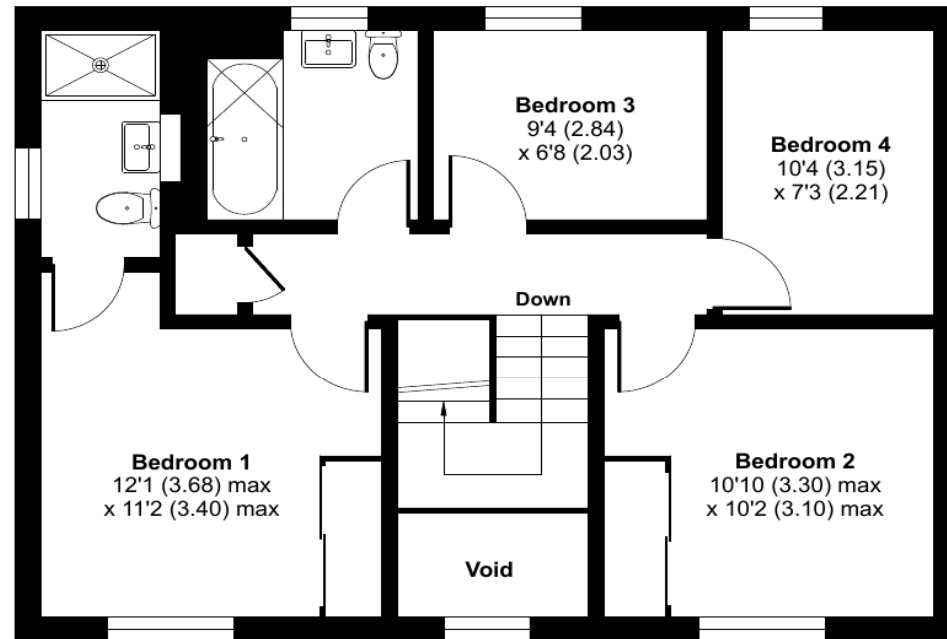
Bishy Barny Bee Gardens, Swaffham, PE37

Approximate Area = 1186 sq ft / 110.1 sq m (excludes void)

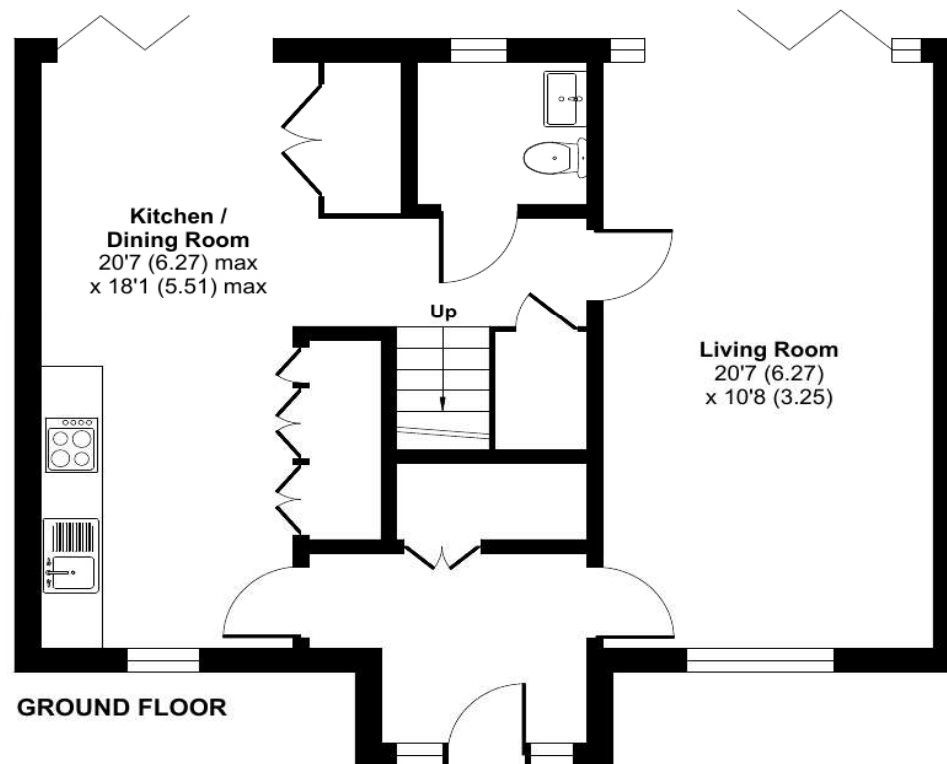
Garage = 252 sq ft / 23.4 sq m

Total = 1438 sq ft / 133.5 sq m

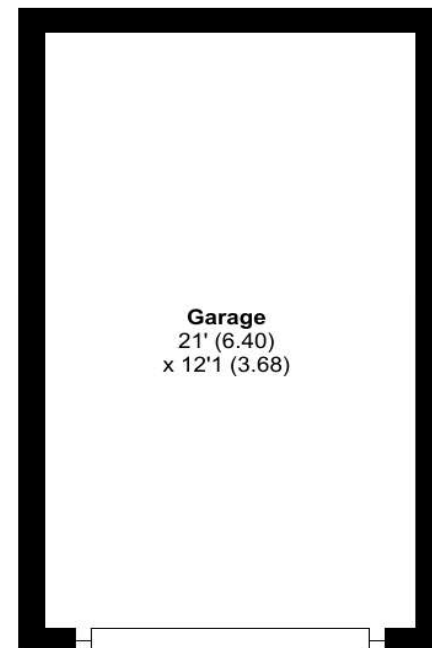
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage
21' (6.40)
x 12'1" (3.68)



Bishy Barny Bee Gardens, Swaffham, PE37 8GG

A very well presented contemporary four bedroom detached family home, located within the popular Redland Road development on the edge of Swaffham. The property boasts a modern fitted kitchen, four double bedrooms one with en-suite, bathroom, enclosed rear garden, garage and much more...

Price £350,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1104889



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Situated overlooking open space and a lovely duck pond to the front within the popular Redland development, Longsons are delighted to offer for sale this extremely well presented modern home. The property offers a superb kitchen packed with integrated appliances, high quality bathroom and cloakroom, four double bedrooms en-suite to bedroom one, garage, gardens, gas central heating and UPVC double glazing. Viewing highly recommended! Briefly the property offers entrance hall, dual aspect living room, modern fitted kitchen/dining room, utility, rear lobby, cloakroom, four bedrooms one with en-suite shower room, family bathroom, front and rear gardens, garage, parking, gas central heating, UPVC double glazing.

Entrance Hall

Entrance door with double glazed obscure glass side panels, built-in storage cupboard, porcelain tiles to floor.

Living Room

20'7" (6.27m) x 10'8" (3.25m)

Porcelain tiles to floor, UPVC double glazed window to front aspect, radiator,

UPVC double glazed bi-folding doors opening to the rear garden.

Kitchen/Dining Room

20'7" (6.27m) x 18'1" (5.51m) Max

Modern fitted kitchen units to walls and floor complemented by a work surfaces over and under counter lighting, inset stainless steel one and a half bowl sink and drainer with mixer tap, built-in Hoover oven and grill, built-in Hoover four ring gas hob with electric hood over, integrated Hoover appliances including; microwave oven, dishwasher, and fridge/freezer, radiator, porcelain tiles to floor, inset ceiling spotlights, UPVC double glazed window to front aspect, UPVC double glazed bi-folding doors opening to the rear garden.

Utility Room

Space and plumbing for washing machine, space for tumble dryer, porcelain tiles to floor.

Rear Lobby

Staircase to the first floor landing, built-in storage cupboard, opening to the kitchen.

Cloakroom

WC, wash basin, partly tiled walls, porcelain tiles floor, inset ceiling

spotlights, UPVC double glazed obscure glass window to rear aspect, radiator.

Stairs and Landing

Galleried style landing area with storage cupboard housing the central heating boiler, radiator, loft access, UPVC double glazed window to front aspect.

Bedroom One

12'1" (3.68m) Max x 11'2" (3.4m) Max

Built-in wardrobe, UPVC double glazed window to front aspect, radiator, door leading to en-suite shower room.

En-Suite Shower Room

Fully tiled walk-in shower cubicle with rain water shower and additional hand-held shower attachment, WC, wash basin with mixer tap, partly tiled walls, heated towel rail, tiles to floor, extractor fan, inset ceiling spotlights, built-in storage cupboard, UPVC double glazed obscure glass window to side aspect.

Bedroom Two

10'10" (3.3m) Max x 10'2" (3.1m) Max

Built-in double wardrobe, UPVC double glazed window to front aspect, radiator.

Bedroom Three

9'4" (2.84m) x 6'8" (2.03m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

10'4" (3.15m) x 7'3" (2.21m)

UPVC double glazed window to rear aspect, radiator.

Family Bathroom

Panelled bath with mixer tap, rain style shower, additional hand-held shower attachment and glazed shower screen, WC, vanity wash basin with mixer tap with storage below, partly tiled walls, heated towel rail, shaver point, tiles to floor, extractor fan, UPVC double glazed obscure glass window to rear aspect.

Outside Front

Small lawned area continuing down both sides of property with flowers and shrubs to beds and borders, pathway leading to entrance door with low level hedging.

Rear Garden

Well maintained, enclosed rear garden laid mainly to lawn with two paved patio areas, pathway with gated access to

the driveway and garage, located beyond the rear garden.

Garage

21'0" (6.4m) x 12'1" (3.68m)

Up and over door, power and light.

Agent's Notes

EPC rating B84 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

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.

- Modern Detached House
- Four Bedrooms
- Corner Plot
- Ground Floor Cloakroom
- En-Suite + Family Bathroom
- Garage and Gardens
- Gas Central Heating
- UPVC Double Glazing

