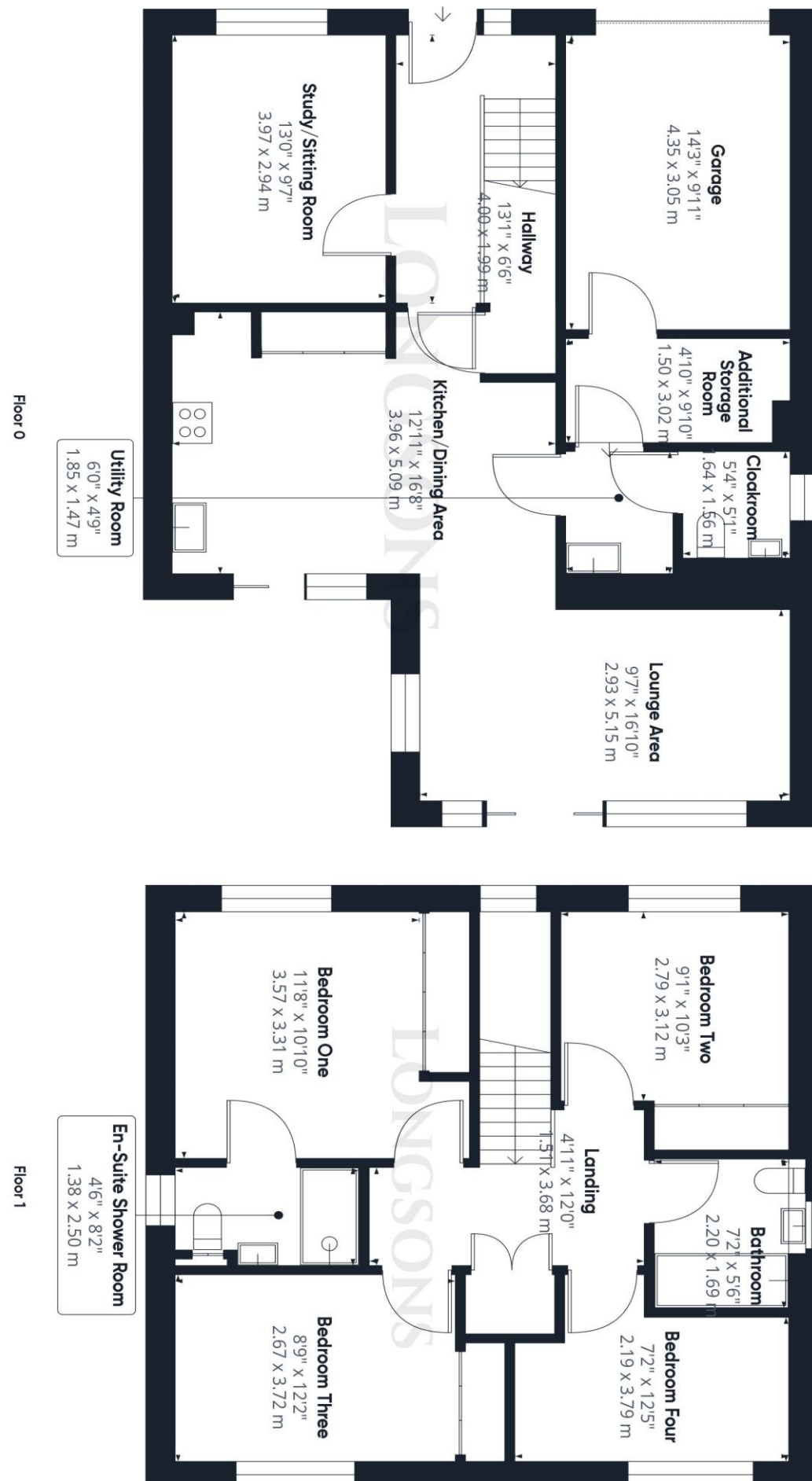




## Pollywiggie Drive, Swaffham, PE37 8GJ

Extremely well presented, spacious, detached modern four bedroom house situated on the popular Redlands estate on the outskirts of Swaffham. This fantastic property boast two reception rooms open plan kitchen/dining/lounge area, utility, cloakroom, en-suite, garage, gardens, parking and much more...

**Offers In Excess Of £415,000 Freehold**







Situated on the popular Redlands development in the market town of Swaffham, Longsons are delighted to bring to the market this spacious, modern, extremely well presented four bedroom detached house with open farmland views to the rear. The property has much to offer and boasts two reception rooms including open plan kitchen/dining/lounge area, utility room, ground floor cloakroom, en-suite shower room, family bathroom, gardens, garage, UPVC double glazing throughout and gas central heating. Briefly, the property offers entrance hall, open plan lounge/kitchen/dining room, study/sitting room, utility room, additional kitchen area, ground floor cloakroom, four double bedrooms, en-suite to bedroom one, family bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

**Entrance Hall**  
Composite entrance door to front aspect, stairs to first floor, radiator.

**Kitchen/Dining Area**  
**16'8" (5.08m) x 12'11" (3.94m)**  
Stylish modern fitted kitchen units to walls and floor complemented by a work surface over with stainless steel one and a half bowl

sink unit with mixer tap and drainer, integrated electric double oven, integrated induction hob with extractor hood over and glass splashback, integrated dishwasher, integrated fridge/freezer, UPVC double glazed entrance door opening to rear garden, space for dining table, storage cupboard, porcelain wood effect tiles to floor, radiator.

**Lounge Area**  
**16'10" (5.13m) x 9'7" (2.92m)**  
UPVC double glazed bi-folding doors opening to rear garden, UPVC double glazed window to side aspect, porcelain wood effect tiles to floor, radiator.

**Utility**  
**6'0" (1.83m) x 4'9" (1.45m)**  
Fitted kitchen unit to floor complemented by a work surface over with stainless steel sink unit, mixer tap, space and plumbing for washing machine.

**Additional Storage Area**  
**9'10" (3m) x 4'10" (1.47m)**  
Newly fitted kitchen units to walls and floor complemented by a work surface over, integrated wine rack, door to garage.

**Cloakroom**  
Wall mounted wash basin, concealed cistern WC, tiled splashback, porcelain tiles

to floor, obscure glass UPVC double glazed window to side aspect, radiator.

**Study/Sitting Room**  
**13'0" (3.96m) x 9'7" (2.92m)**  
UPVC double glazed window to front aspect, radiator.

**Stairs and Landing**  
Built in cupboard with double doors housing gas central heating boiler.

**Bedroom One**  
**11'8" (3.56m) x 10'10" (3.3m)**  
Built-in wardrobes with sliding mirrored doors, UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

**En-Suite Shower Room**  
Double shower cubicle with rainforest shower head, separate wall mounted hand shower attachment and wall mounted water controls, concealed cistern WC, wall mounted wash basin, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side aspect, extractor fan.

**Bedroom Two**  
**10'3" (3.12m) x 9'1" (2.77m)**  
Built-in wardrobe, UPVC double glazed window to rear aspect enjoying open countryside views, radiator.

**Bedroom Three**  
**12'2" (3.71m) x 8'9" (2.67m)**  
Built-in wardrobe, UPVC double glazed window to front aspect, radiator,

**Bedroom Four**  
**12'5" (3.78m) x 7'2" (2.18m)**  
UPVC double glazed window to rear aspect enjoying open countryside views, radiator.

**Bathroom**  
Double ended bath with wall mounted water controls, rainforest shower head over and shower screen, wall mounted wash basin with cabinet under, concealed cistern WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side aspect.

**Garage**  
**14'3" (4.34m) x 9'11" (3.02m)**  
Remote controlled roller door to front, electric light and power, entrance door opening to additional kitchen area.

**Outside Front**  
Well maintained front garden laid to lawn, shrubs to borders, driveway providing side by side parking and access to garage door, outside lights, gated access to rear garden.

**Rear Garden**  
Very well presented enclosed rear garden backing onto open farmland, area laid to

lawn, paved patio seating area, further seating areas laid to wooden decking, one with pagoda, selection of shrubs and ornamental trees to beds and borders, outside lights, outside tap, external electric power socket, wooden fence to perimeter, gated access to front.

**Agent's Notes**  
EPC rating B85 (Full copy available on request)  
Council tax band E (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.

- Detached House
- Four Double Bedrooms
- Open Plan Living
- Study/Sitting Room
- En-Suite
- Garage
- Parking
- Gardens with Countryside Views
- Gas Central Heating
- UPVC Double Glazing

