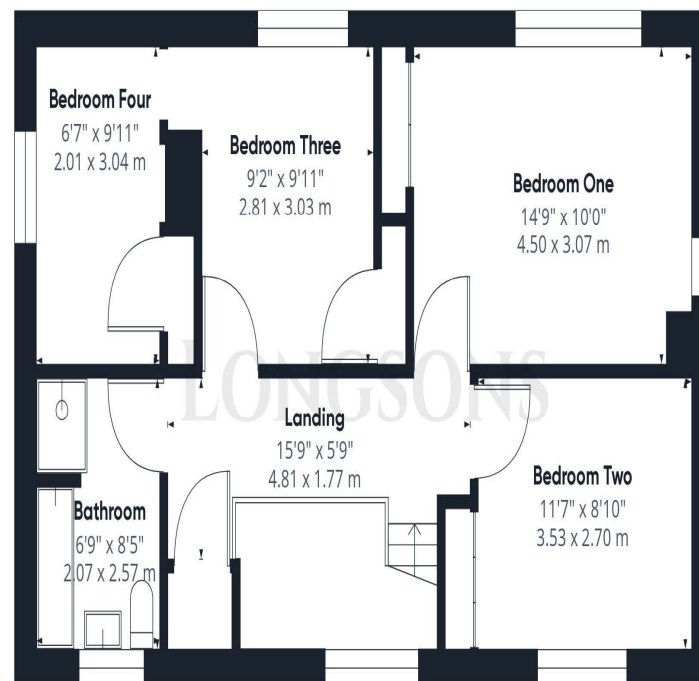


Floor 0



Floor 1



Sporle Road, Swaffham, PE37 7HL

Well presented, spacious, detached four bedroom house situated in the popular market town of Swaffham. The property offers two reception rooms, solar panels, utility room, gardens with workshop/office/gym, garage, parking, gas central heating, UPVC double glazing.

Guide Price £325,000 - £350,000 Freehold





Situated in the market town of Swaffham, Longsons are delighted to bring to the market this spacious, well presented, detached four bedroom house. The property has much to offer and includes two reception rooms, utility room, ground floor cloakroom, gardens with workshop/office/gym, garage, gas central heating, UPVC double glazing and solar panels.

VIEWING HIGHLY RECOMMENDED!

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities

Entrance Hall

Entrance door to front, under stairs storage cupboard housing gas central heating boiler, stairs to first floor, radiator.

Lounge

19'0" (5.79m) x 12'2" (3.71m)

Large feature fireplace with log burning stove, double glazed patio doors opening to rear garden, UPVC double glazed window to front aspect, radiator, glazed double doors opening through to dining room.

Dining Room

13'3" (4.04m) x 10'0" (3.05m)

Log burning stove, UPVC double glazed window to rear aspect, radiator.

Kitchen

15'4" (4.67m) x 8'5" (2.57m)

Fitted kitchen units to walls and floor complemented by a work surface over and enamel sink unit with mixer tap and drainer, space and plumbing for dishwasher, space for electric oven and hob with extractor hood over, space for under counter fridge and freezer, tiled splashback, UPVC, double glazed window to rear and side aspect, radiator.

Utility Room

9'7" (2.92m) x 5'10" (1.78m)

Kitchen units with work surface over, space and plumbing for washing machine, space for large American style fridge/freezer, window to front, side and rear aspect, entrance door opening to rear garden.

Cloakroom

Wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to front aspect.

Stairs and Landing

Built in cupboard housing hot water cylinder, UPVC double glazed window to front aspect, radiator.

Bedroom One

14'9" (4.5m) x 10'0" (3.05m)

Built-in wardrobe, UPVC double glazed window to rear and side aspect, radiator.

Bedroom Two

11'7" (3.53m) x 8'10" (2.69m)

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

Bedroom Three

9'11" (3.02m) x 9'2" (2.79m)

Built-in wardrobe, UPVC double glazed window to front aspect, radiator, opening through to bedroom four.

Bedroom Four

9'11" (3.02m) x 6'7" (2.01m)

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

Bathroom

Four piece bathroom suite comprising shower cubicle with rainfall shower head and separate hand shower attachment, bath, wash basin, WC, towel radiator, extractor fan, obscure glass UPVC double glazed window to front aspect.

Outside Front

Front and side garden laid to lawn, selection of shrubs and plants to borders, outside lights, gated access to front.

Garage

Single garage with wooden double doors opening to driveway.

Rear and Side Gardens

Rear and side gardens laid to lawn, shrubs and plants to beds and borders, wooden garden shed, raised terraced paved patio seating area, gating access to driveway with parking for two/three vehicles, covered area to rear with outside lighting, access to wooden log cabin, with water previously used for hot tub, electric and lights, offering numerous potential uses including office/gym/workshop etc.

Agents Note

Council Tax Band- D (further details available via Breckland District Council)
EPC Rating- C (full copy available on request)

The vendor advises the property benefits from solar panels which are owned outright and give a benefit of cheaper utility bills.

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 Bedrooms
- Two Reception Room
- Solar Panels
- Ground Floor Cloakroom
- Garage
- Gardens
- Workshop/Office/Gym
- Gas Central Heating
- UPVC Double Glazing

