

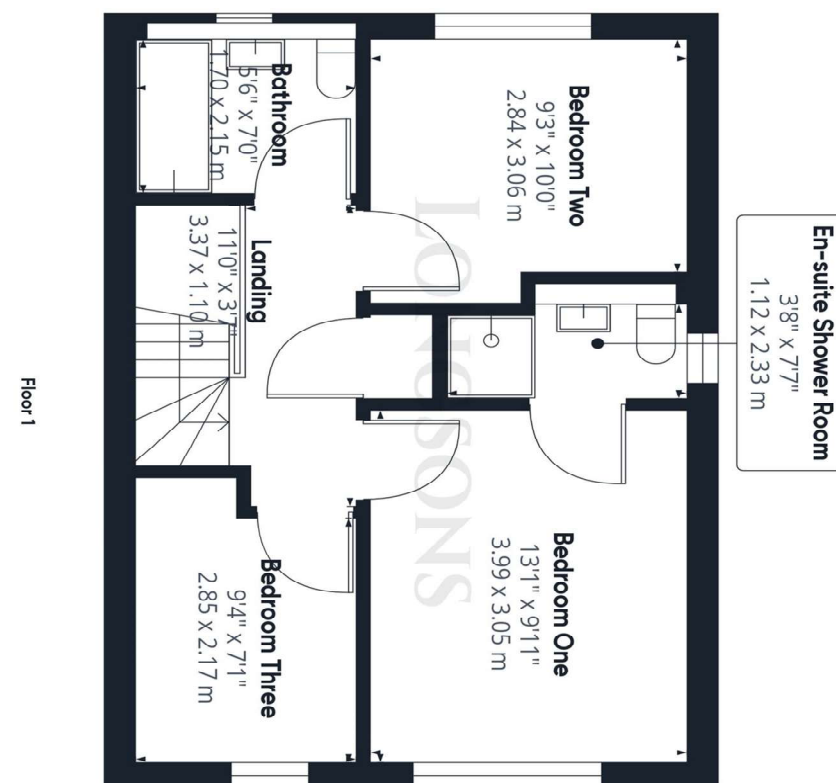
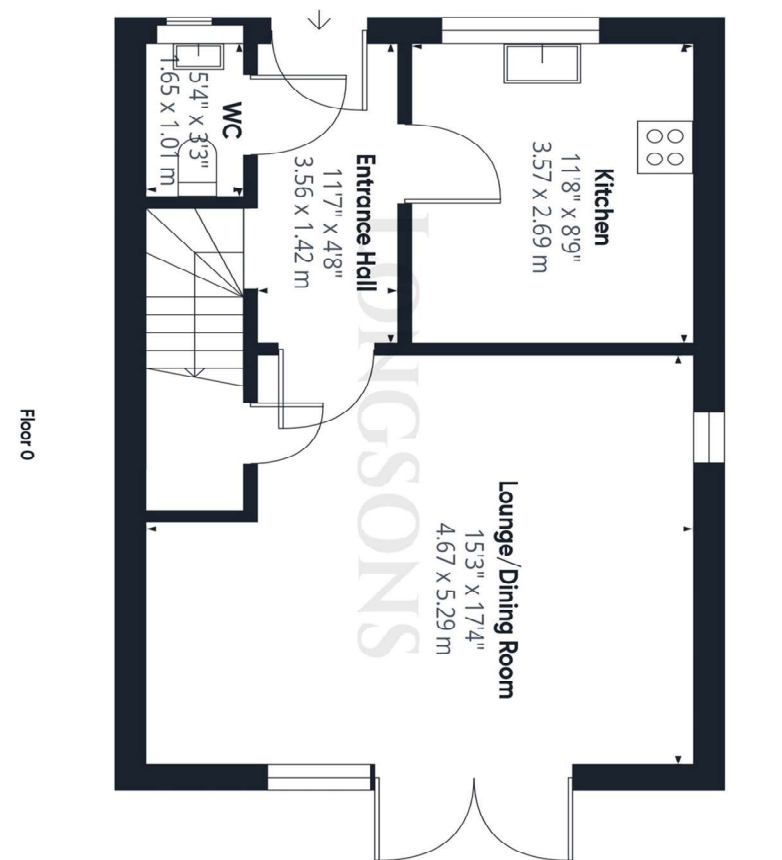


Meadowsweet Road, Swaffham, PE37 8FG

Very well presented modern semi-detached three bedroom house built by the much respected Abel homes.

This fantastic property has much to offer and includes integrated kitchen appliances, en-suite shower room, cloakroom with WC, triple glazed windows, garage, gardens and parking.

Offers in Excess of £260,000 Freehold





Double shower cubicle, wash basin, WC, towel radiator, tiled splash back, obscure glass UPVC triple glazed window to side aspect, extract fan.

Bedroom Two
9'3" (2.82m) x 10'0" (3.05m)

UPVC triple glazed window to front aspect, radiator.

Bedroom Three
9'4" (2.84m) x 7'1" (2.16m)

UPVC triple glazed window to rear aspect, radiator .

Bathroom

Bathroom suite comprising bath with mixer shower and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC triple glazed window to front aspect, towel radiator.

Garage

Remote control motorised main up and over door to front aspect, entrance door opening to rear garden, electric light and power.

Outside Front

Front garden laid to low maintenance wood chippings with a selection of shrubs to beds, path to front door, outside light, driveway providing off road parking for two to three vehicles, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, external electric power sockets, outside tap, outside light, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating A93 (Full copy available on request)
Council tax band C (Own enquiries should be make 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.

- Semi-Detached House
- Three Bedrooms
- Ground Floor Cloakroom
- En-Suite Shower Room
- Triple Glazed UPVC Windows
- Solar PV Panels
- Garage, Gardens and Parking
- Gas Central Heating

Situated on a popular development just on the outskirts of Swaffham, Longsons are delighted to bring to the market this fantastic, modern three bedroom semi-detached house.

The property was built by the much respected Abel homes to a high energy efficiency standard with integrated appliances, en-suite shower room, solar PV to roof helping with those utility bills, UPVC triple glazed windows, highly insulated walls and floors, garage, parking, gardens and gas central heating.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloak room with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, gardens, garage, parking, gas central heating and triple glazed windows.

Swaffham
Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well served, offering amenities like a Waitrose,

Tesco and other supermarkets, a fantastic Saturday market, three doctors` surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in 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

Stairs to first floor, tiles to floor, radiator.

Lounge/Dining Room
15'3" (4.65m) Max x 17'4" (5.28m) Max

Understairs storage cupboard, UPVC double glazed French doors opening to rear garden, UPVC triple glazed window to side aspect, radiator.

Kitchen

11'8" (3.56m) x 8'9" (2.67m)

Fitted kitchen units to walls and floor complemented by a work surface over, integrated Bosch electric oven and Bosch hob with extractor hood over, integrated Bosch fridge/freezer, integrated Bosch dishwasher, space and plumbing for washing machine, space for tumble dryer, tiled splashback, tiles to floor, UPVC triple glazed window to front aspect.

Cloakroom

Hand wash basin, WC, tiled splash back, obscure glass triple glazed window to front aspect. radiator.

Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access.

Bedroom One
13'1" (3.99m) x 9'11" (3.02m)

UPVC triple glazed window to rear aspect, radiator, door to en-suite shower room.

En-Suite Shower Room

