

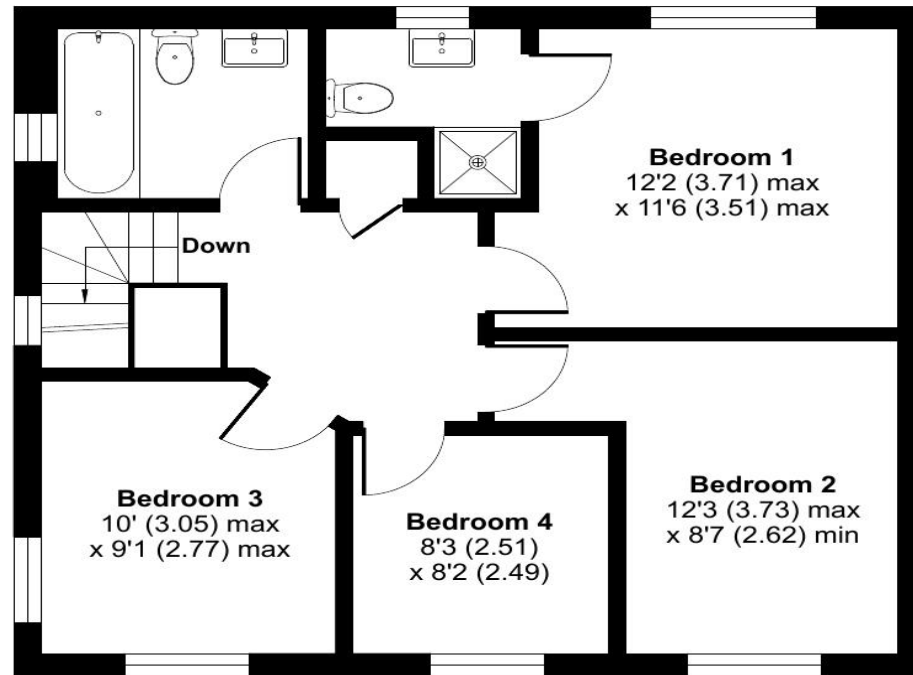
Spitfire Drive, Swaffham, PE37

Approximate Area = 1222 sq ft / 113.5 sq m

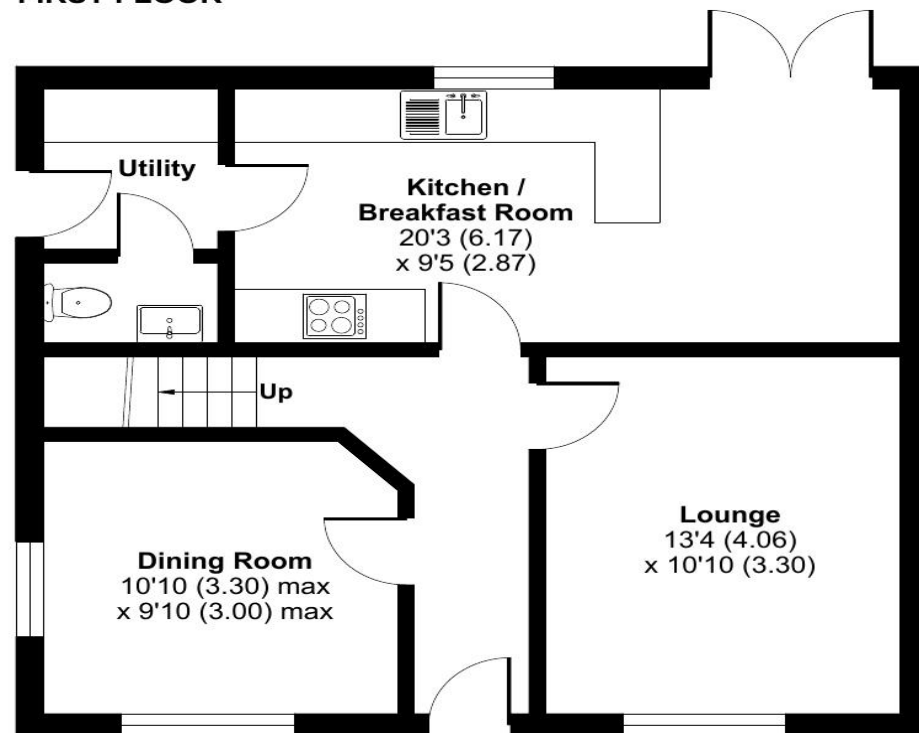
Garage = 192 sq ft / 17.8 sq m

Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1166144



Spitfire Drive, Swaffham, PE37 8FY

Very well presented, modern, relatively recent built, spacious detached four bedroom house. This superb property offers kitchen/dining room with two further reception rooms, en suite shower room, utility room, garage, gardens, parking, UPVC double glazing and gas central heating. Viewing recommended

Offers Over £325,000 Freehold

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Situated on a popular development just on the outskirts of Swaffham, Longsons are delighted to bring this very well presented, modern, spacious, detached four bedroom house to the market. This fantastic property, built approximately two years ago, has much to offer, including two reception rooms and a kitchen/dining room, utility room, double tandem style garage, front and rear garden, en suite shower room, parking, gas central heating, and UPVC double glazing.

SWAFFHAM
Swaffham, situated in Norfolk, is a sought-after market town that boasts a wide range of shops, traditional pubs, and delightful restaurants. This vibrant town is well-served, offering amenities like a Waitrose and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well as primary, secondary, and higher schools. 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.

Entrance hall

Composite double glazed entrance door to front. Stairs to the first floor. Radiator.

Lounge

13'4" (4.06m) x 10'10" (3.3m)
UPVC double glazed window to front. Radiator.

Kitchen / breakfast room

20'3" (6.17m) x 9'5" (2.87m)
Modern fitted kitchen units to wall & floor with work surface over, composite sink unit - mixer tap & drainer, integrated electric oven with gas hob and extractor over, integrated dishwasher, integrated fridge/freezer, breakfast bar, tiled splashback, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear.

Utility Room

Fitted kitchen units (wall & floor). Work surface over. Space & plumbing for washing machine. Space for tumble

dryer. Double glazed composite entrance door opening to side. Radiator.

Cloakroom / W/C

Hand wash basin. W/C. Extractor fan.

Dining Room

10'10" (3.3m) x 9'10" (3m)
UPVC double glazed windows to front and side. Radiator.

Stairs & Landing

Built in storage cupboard. UPVC double glazed window to front. Loft access.

Bedroom 1

12'2" (3.71m) x 11'6" (3.51m)
Wardrobe. UPVC double glazed window to rear. Radiator. Door to en suite shower room.

En suite shower room

Shower cubicle. Wash basin. W/C. Tiled splashback. Radiator. Obscure glass UPVC double glazed window to rear.

Bedroom 2

12'3" (3.73m) x 8'7" (2.62m)
Wardrobe. UPVC double glazed window to front. Radiator

Bedroom 3

10'0" (3.05m) x 9'1" (2.77m)
UPVC double glazed window to front & side. Radiator.

Bedroom 4

8'3" (2.51m) x 8'2" (2.49m)
UPVC double glazed window to front. Radiator.

Bathroom

Bathroom suite comprising of bath with a shower over and shower screen. Wash basin. WC. Tiled splashback. Radiator. Extractor fan.

Outside front

Front garden laid to lawn. Path to front door. Outside lights. Gated access to rear garden.

Garage

Tandem style double garage. Main up and over door to front. Electric light & power.

Rear garden

Enclosed rear garden. Laid to lawn. Paved patio seating area with modern gazebo over providing covered seating area. Outside tap. Metal garden storage shed. Outside tap. Wooden fence to perimeter. Gated access to front.

Agents Note

EPC rating B84 (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council).
The vendor advises there is a services charge of approximately £215 per annum for the upkeep of the development.

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 Family Home
- Four Bedrooms
- Energy Rating - B84
- Kitchen/Breakfast Room
- Two Reception Room
- Tandem Style Double Garage
- Parking
- Extremely Well Presented!

