

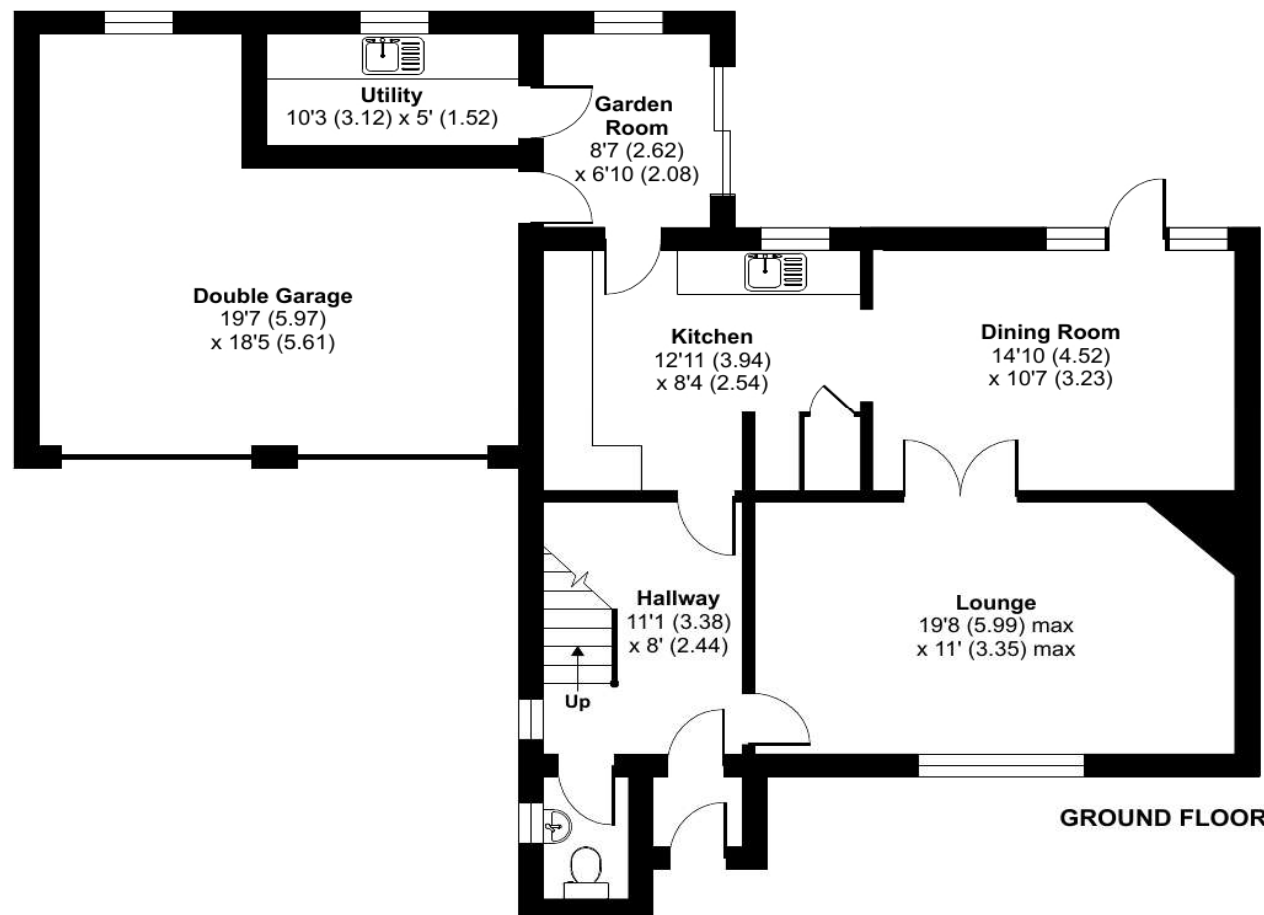
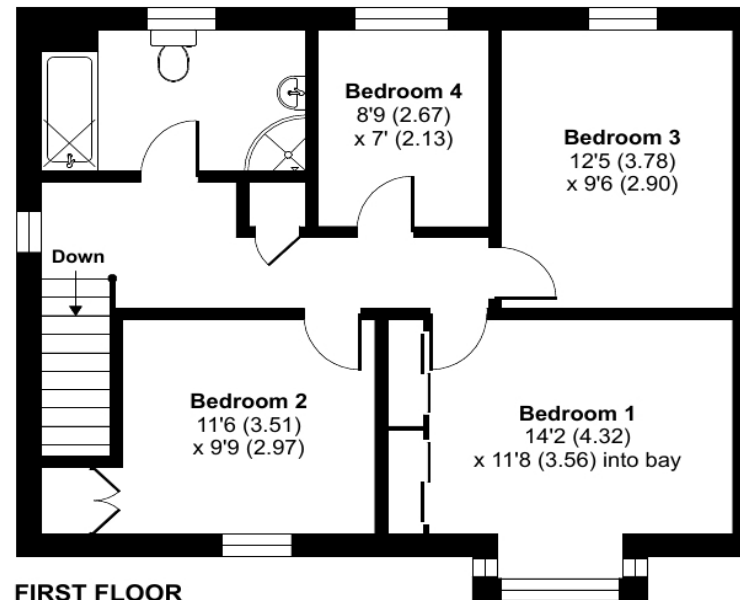
Wolferton Drive, PE37

Approximate Area = 1457 sq ft / 135.3 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1752 sq ft / 162.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1177141



Wolferton Drive, Swaffham, PE37 7RZ

CHAIN FREE! Spacious, detached four bedroom house with double garage, situated on a popular development in Swaffham. This well presented, substantial property has much to offer, including two reception rooms, utility room, good size gardens, parking, gas central heating and UPVC double glazing.

Guide Price £425,000 to £450,000 Freehold

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Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this superb, spacious, detached four bedroom house. This fantastic, substantial property has much to offer, including a double garage, two reception rooms, utility room, cloakroom with WC, good sized gardens, parking, gas central heating and UPVC double glazing.

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.

Hallway
11'1" (3.38m) x 8'0" (2.44m)
Stairs to first floor, radiator.

Lounge
19'8" (5.99m) x 11'0" (3.35m)
Brickwork open fireplace, UPVC double glazed window to front, radiator.

Dining Room
14'10" (4.52m) x 10'7" (3.23m)
UPVC double glazed entrance door opening to rear garden, radiator, archway through to kitchen.

Kitchen
12'11" (3.94m) x 8'4" (2.54m)
Fitted kitchen units to wall and floor, stainless steel sink unit with mixer tap and drainer, integrated Bosch double electric oven, integrated Bosch gas hob with extractor hood over, space and plumbing for dishwasher, space for tall upright fridge/freezer, built in storage cupboard, UPVC double glazed window to rear.

Garden Room
8'7" (2.62m) x 6'10" (2.08m)
Sliding patio door opening to rear garden, UPVC double glazed window to rear, tiles to floor, radiator.

Utility Room
10'3" (3.12m) x 5'0" (1.52m)
Fitted kitchen units to floor with work surfaces over, stainless steel sink unit with mixer tap and drainer, modern wall mounted gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to rear, radiator.

Cloakroom
Wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side, radiator.

Stairs and Landing
Built in cupboard housing hot water cylinder, UPVC double glazed window to side, radiator.

Bedroom One
14'2" (4.32m) x 11'8" (3.56m)
Walk in UPVC double glazed bay window, built in wardrobes, two radiators.

Bedroom Two
11'6" (3.51m) x 9'9" (2.97m)
UPVC double glazed window to rear, radiator.

Bedroom Three
12'5" (3.78m) x 9'6" (2.9m)
Built in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Four
8'9" (2.67m) x 7'0" (2.13m)
UPVC double glazed window to rear, radiator.

Bathroom
Four piece bathroom suite comprising bath with mixer shower and shower screen, shower cubicle, wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to rear.

Double Garage
19'7" (5.97m) x 18'5" (5.61m)
Two main up and over doors to front, entrance door opening to garden room, UPVC double glazed window to rear, electric lights and power.

Outside Front
Front garden laid to lawn, driveway laid to block paving providing off road parking, outside lights, gated access both sides to rear garden, hedge to perimeter.

Rear Garden
Well maintained, good size, enclosed rear garden, laid to lawn, paved patio seating area, wooden summer house, path to rear of garden, outside light, outside tap, gated access both sides to front, wooden fence and hedge to perimeter.

Agents Note
EPC rating C73 (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.

- CHAIN FREE!
- Four Bedroom Detached House
- Double Garage
- Energy Efficiency Rating 73C
- Two Reception Rooms
- Two Gardens
- Off Road Parking
- Garden Room
- Gas Central Heating
- UPVC Double Glazing

