

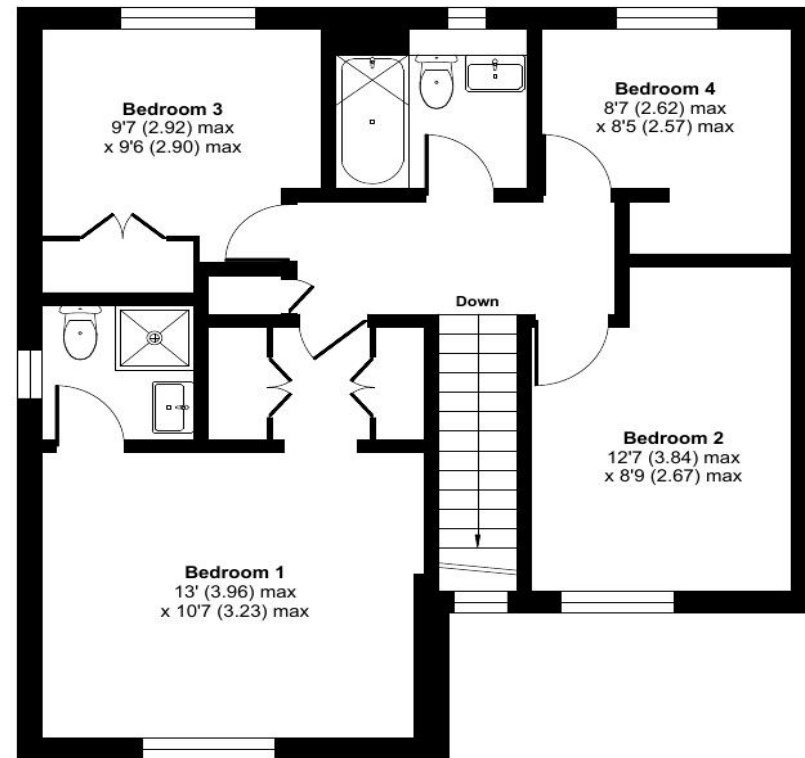
Cromwell Close, Swaffham, PE37

Approximate Area = 1172 sq ft / 108.8 sq m

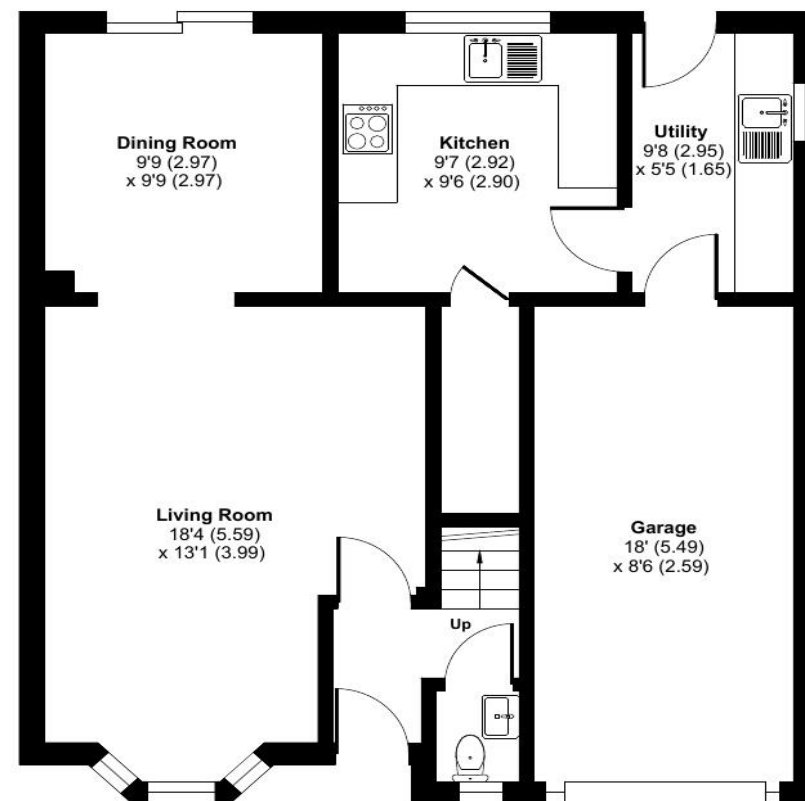
Garage = 162 sq ft / 15 sq m

Total = 1334 sq ft / 123.8 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: 1201839



Cromwell Close, Swaffham, PE37 7TT

CHAIN FREE!

Well presented, detached four bedroom house situated on the popular Heathlands development. The property offers two reception rooms, utility room, en-suite shower room, cloakroom with WC, garage, gardens, parking, gas central heating and UPVC double glazing.

Price £275,000 Freehold

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Situated on the popular Heathlands development, Longsons are delighted to bring to the market this well presented, detached four bedroom house. The property offers two reception rooms, utility room, en-suite shower room, cloakroom with WC, garage, parking, gardens, gas central heating, and UPVC double glazing.

Entrance Hall
Entrance door to front, stairs to first floor, radiator.

Living Room
18'4" (5.59m) x 13'1" (3.99m)
Feature fireplace with inset live flame gas fire, walk-in UPVC double glazed bay window, UPVC double glazed window to side, radiator, arched opening through to dining room.

Dining Room
9'9" (2.97m) x 9'9" (2.97m)
Double glazed sliding patio doors opening into rear garden, radiator.

Kitchen
9'7" (2.92m) x 9'6" (2.9m)
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated gas hob with extractor hood over, space and plumbing for dishwasher, space for under-counter fridge, built-in understairs storage cupboard, tiled splashback, UPVC double glazed window to rear.

Utility Room
9'5" (2.87m) x 5'5" (1.65m)
Fitted kitchen units to floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, modern wall mounted gas central heating boiler, entrance door opening to integral garage, entrance door opening to rear garden, UPVC double glazed window to side, tiled splashback, radiator.

Cloakroom
WC, wash basin, obscure glass UPVC double glazed window to front.

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

Bedroom One
13'0" (3.96m) x 10'7" (3.23m)
Fitted wardrobes UPVC double glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room
Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side, radiator.

Bedroom Two
12'7" (3.84m) Max x 8'9" (2.67m) Max
UPVC double glazed window to front, radiator.

Bedroom Three
9'7" (2.92m) x 9'6" (2.9m)
Built-in wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Four
8'7" (2.62m) Max x 8'5" (2.57m) Max
UPVC double glazed window to rear, radiator.

Bathroom
Bath with shower over and shower curtain, washbasin, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

Garage
Main up and over door to front, entrance door opening to utility room, electric light and power.

Outside Front
Low maintenance front garden laid to block paving providing off road parking, outside light, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area with steps up to a lawn area, outside light, outside tap, wooden garden shed, wooden fence to perimeter, gated access to front.

Agent's Notes
EPC rating D67 (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 Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D67
- Utility and Cloakroom
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

