



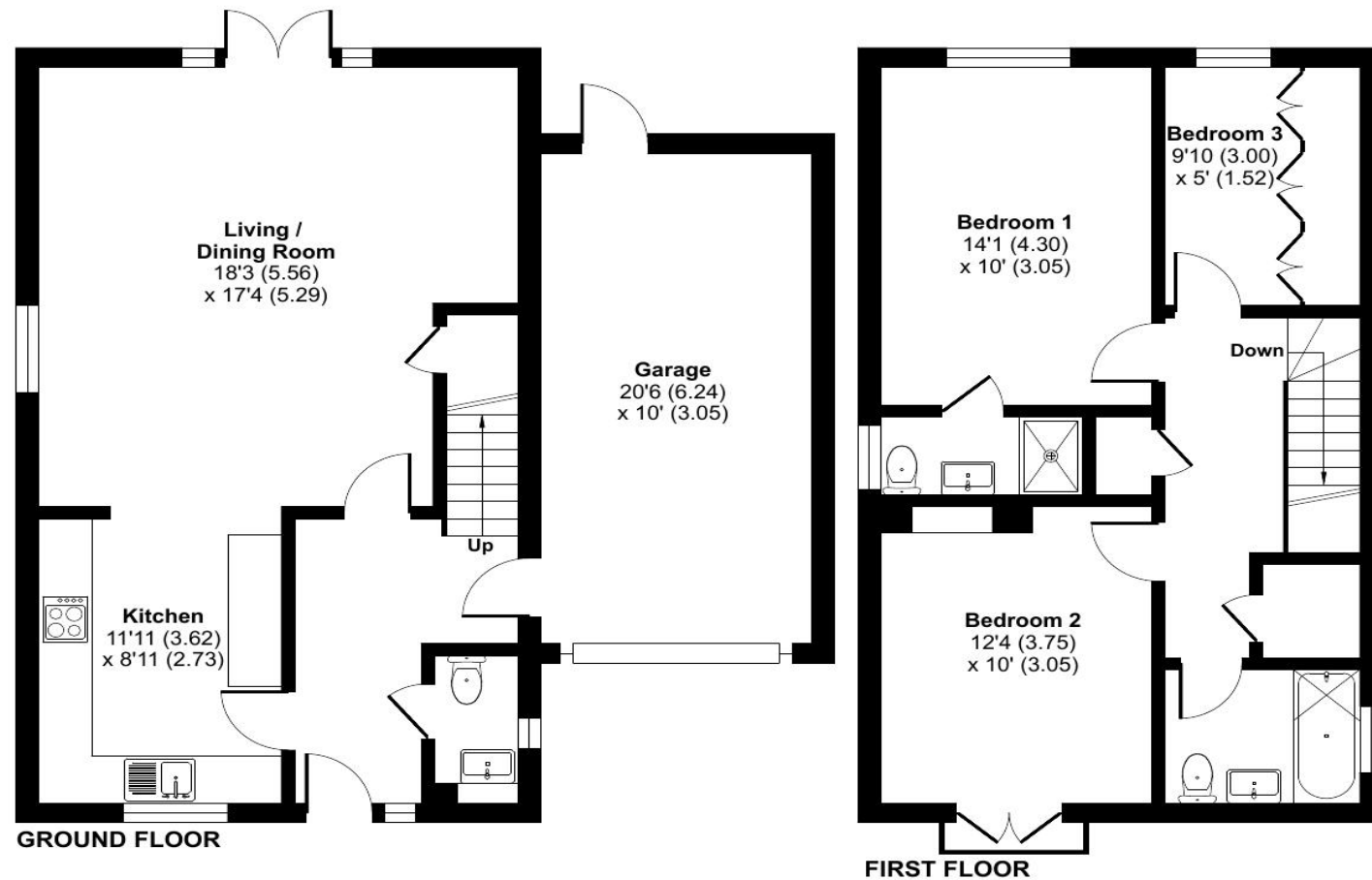
Willow Herb Drive, Swaffham, PE37

Approximate Area = 1091 sq ft / 101.3 sq m

Garage = 205 sq ft / 19 sq m

Total = 1296 sq ft / 120.3 sq m

For identification only - Not to scale



Willow Herb Drive, Swaffham, PE37 8FH

Modern, extremely well presented link-detached three bedroom house built by the much respected Abel Homes, situated in Swaffham. This fantastic property has been built with energy efficiency in mind and also offers en-suite, cloak room with WC, garage, parking, gardens and gas central heating.

Offers Over £300,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1251165



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En-Suite shower Room

Shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to side, tiled splashback, extractor fan.

Bedroom Two

12'4" (3.76m) x 10'0" (3.05m)

UPVC double glazed French doors opening to Juliet balcony, wall mounted air conditioning unit, radiator.

Bedroom Three

9'10" (3m) x 7'1" (1.52m) To Wardrobe

Fitted wardrobes can be removed if needed, UPVC triple glazed window to rear, radiator.

NB: measurement taken from wall to wall.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC triple glazed window to side, extractor fan.

Garage

20'6" (6.25m) x 10'0" (3.05m)

Remote control main motorized up and over door to front, personnel door opening to entrance hall, entrance door

opening to rear garden, electric power and light.

Outside Front

Low maintenance front garden laid to block paving providing off road parking for two vehicles, PV electric car charging point, outside light, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, raised wooden decked seating area with pergola, shrubs to borders, outside light, outside tap, 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 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

- Energy Efficient Abel Home
- Three Bedroom Link-Detached
- En-Suite, Cloakroom and Bathroom
- Energy Efficiency Rating A93
- Solar Panels and PV Car Charger
- Garage, Parking and Gardens
- UPVC Triple Glazing
- Gas Central Heating
- Air-con to Two Bedrooms

Situated on a popular development, built by the much respected Abel homes, situated on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented, link-detached modern three bedroom home. This superb property was built with energy efficiency in mind and offers triple glazed windows, solar panels helping with those utility bills, galvanised guttering, garage, parking, en-suite shower room, cloak room with WC, integrated kitchen appliances, gas central heating and UPVC triple glazed windows.

Viewing Highly Recommended!

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

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

Composite entrance door to front, stairs to first floor, radiator, personnel door to integral garage.

Living/Dining Room

18'3" (5.56m) x 17'4" (5.28m)

UPVC double glazed French doors opening to rear garden, UPVC triple

glazed window to side and UPVC double glazed window to rear, built-in under stairs storage cupboard, radiator, opening through to kitchen.

Kitchen

11'11" (3.63m) x 8'11" (2.72m)

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated appliances including Bosch double electric oven with gas hob with extractor hood over, Bosch washing machine, Meile dishwasher, freestanding Bosch fridge/freezer, UPVC triple glazed window to front.

Cloakroom

Hand wash basin, WC, obscure glass triple glazed window to side, tiled splashback, radiator, extractor fan.

Stairs and Landing

Two built-in cupboards, one housing hot water cylinder, one for storage, loft access.

Bedroom One

14'1" (4.29m) x 10'0" (3.05m)

UPVC triple glazed window to rear, radiator, wall mounted air conditioned unit, door to en-suite shower room.

