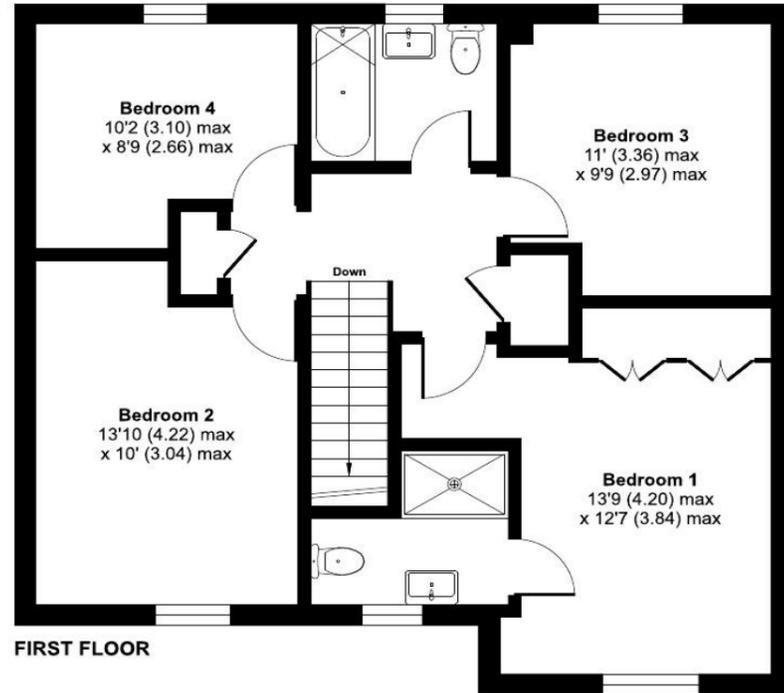
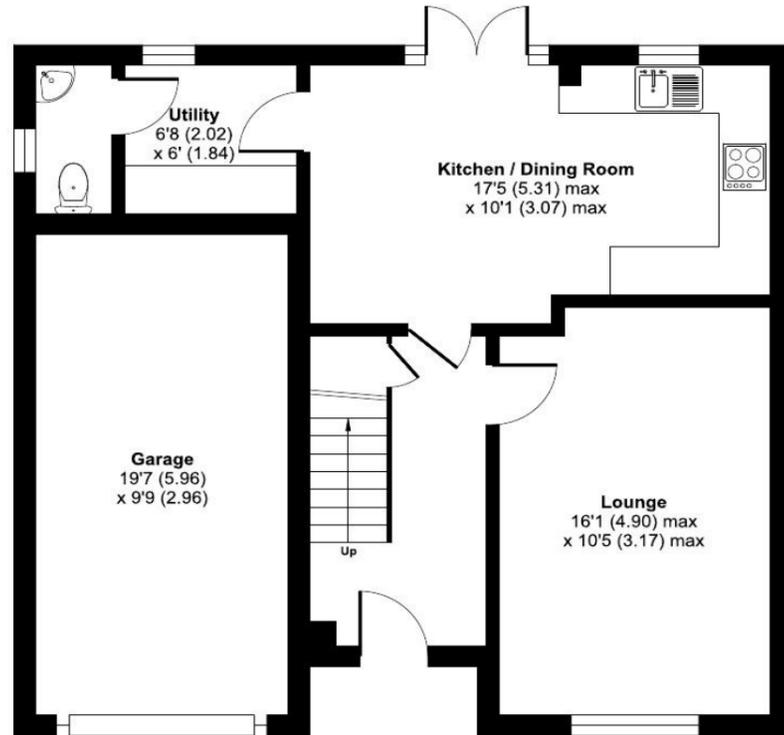


Vesta Close, Swaffham, PE37

Approximate Area = 1203 sq ft / 111.7 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1393 sq ft / 129.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1276094



Vesta Close, Swaffham, PE37 8PE

CHAIN FREE! Very well presented, recently built detached four bedroom house situated on a popular development in Swaffham. The property offers kitchen/dining room, en-suite shower room, utility room, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Offers in the Region of £350,000 Freehold



UPVC double glazed window to front, extractor fan.

Bedroom Two
11'0" (3.35m) Max x 9'9" (2.97m) Max

UPVC double glazed window to front, radiator.

Bedroom Three
13'10" (4.22m) Max x 10'0" (3.05m) Max

UPVC double glazed window to rear, radiator.

Bedroom Four
10'2" (3.1m) Max x 8'9" (2.67m) Max

UPVC double glazed window to rear, radiator.

Bathroom

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

Outside Front

Garden laid to lawn, shrubs to borders, driveway providing side by side off-road parking, outside lights, gated access to rear garden.

Garage

19'7" (5.97m) x 9'9" (2.97m)

Main up and over door to front, electric lights and power.

Rear Garden

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

Agent's Notes

EPC rating B84 (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.

- Well Presented Detached House
- Four Bedrooms
- Kitchen, Utility and Cloakroom
- Energy Efficiency Rating B84
- En-Suite and Family Bathroom
- Garage, Parking and Gardens
- UPVC Double Glazing and Gas Central Heating
- CHAIN FREE!

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this very well presented, recently built, detached four bedroom house. This superb property offers kitchen/dining room, utility room, en-suite shower room, cloakroom with WC, garage, parking, gas central heating and UPVC double glazing.

Available CHAIN FREE!

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 as 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, under stairs storage cupboard, radiator.

Lounge

16'1" (4.9m) Max x 10'5" (3.18m) Max

UPVC double glazed window to front, two radiators.

Kitchen/Dining Room

17'5" (5.31m) Max x 10'1" (3.07m) Max

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 electric oven, integrated gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, UPVC double glazed French doors opening to rear garden,

UPVC double glazed window to rear, radiator.

Utility Room

6'8" (2.03m) x 6'0" (1.83m)

Fitted kitchen units to walls and floor, work surface over, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to rear, radiator.

Cloakroom

Hand wash basin, WC, obscure glass UPVC glazed window to side, radiator.

Stairs and Landing

Two built-in storage cupboards, loft access, radiator.

Bedroom One

13'9" (4.19m) Max x 12'7" (3.84m) Max

Fitted wardrobes, UPVC double glazed window to front, radiator, door to en-suite shower room.

En-suite Shower Room

Double shower cubicle, wash basin, WC, towel radiator, obscure glass

