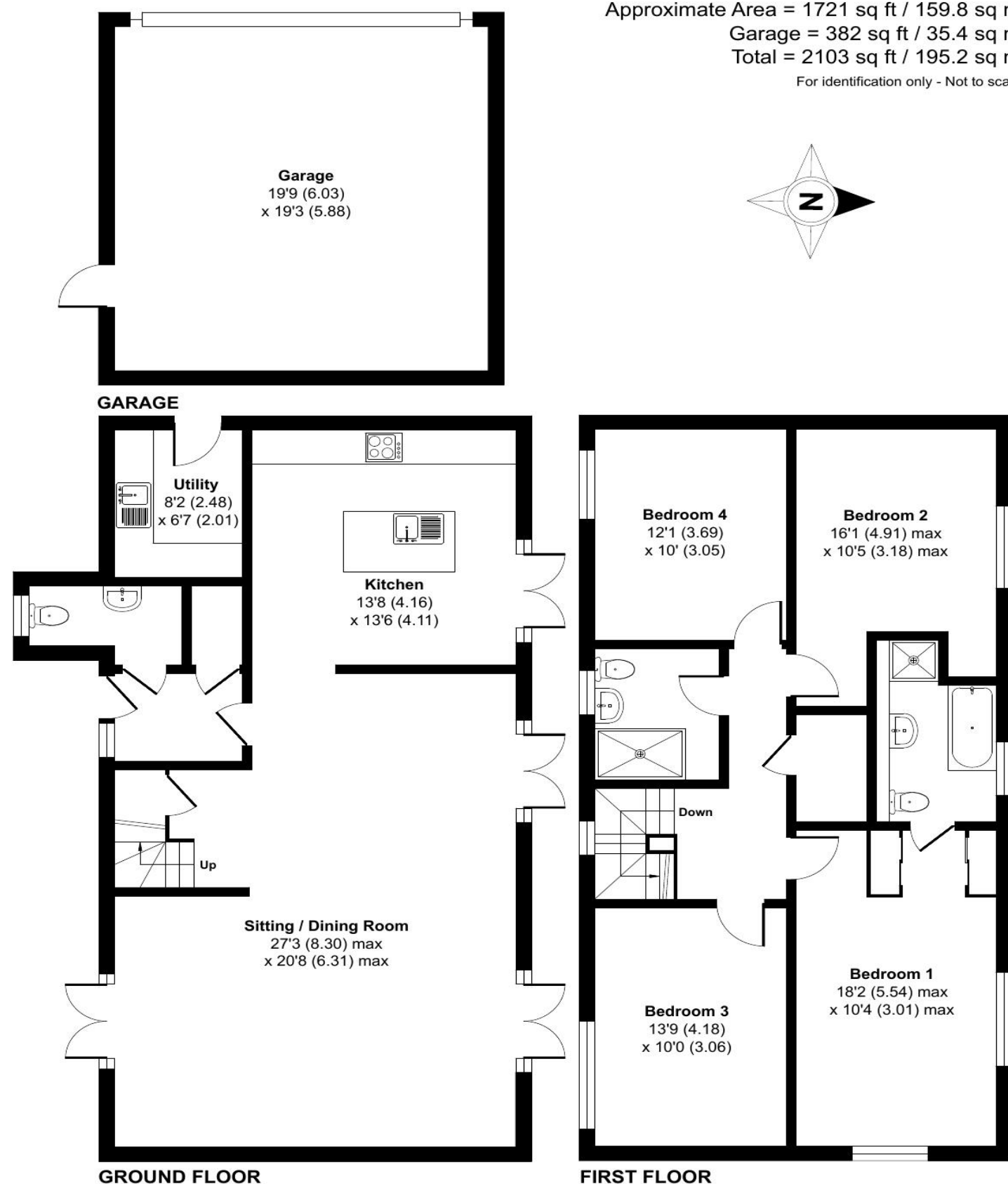


## Minnow Close, Swaffham, PE37

Approximate Area = 1721 sq ft / 159.8 sq m  
 Garage = 382 sq ft / 35.4 sq m  
 Total = 2103 sq ft / 195.2 sq m  
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1309901



LONGSONS

### Minnow Close, Swaffham, PE37 8JH

Extremely well presented, detached four double bedroom modern house built by the much respected Abel Homes, situated on a popular development on the outskirts of Swaffham. This substantial property offers many upgrades and includes en-suite, integrated Bosch appliances, PV panels and much more...

**Guide Price £425,000 - £450,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
 Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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Situated on a popular development, with no service charges payable, on the outskirts of Swaffham and built by the much respected Abel Homes, Longson's are delighted to bring to the market this extremely well presented, spacious detached four double bedroom house. This superb substantial property has much to offer and includes en-suite bathroom, kitchen/breakfast room with integrated Bosch appliances, utility room, double garage with remote control door, triple glazed windows, galvanised guttering, PV solar panels, cloakroom, WC, parking, gardens, gas central heating.

Viewing highly recommended to appreciated what is on offer.

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility room, cloakroom with WC, four double bedrooms with en-suite bathroom to bedroom one, family bathroom, double garage, gardens, parking, gas central heating and UPVC triple glazed windows.

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, tiles to floor, built-in storage cupboard, alarm controls.

#### Sitting/Dining Room

**27'3" (8.31m) Max x 20'8" (6.3m) Max**

Three sets of UPVC double glazed French doors two opening to rear garden, one opening to the front, stairs to first floor, under stairs storage cupboard, three radiators, UPVC triple glazed window to side.

#### Kitchen/Breakfast Room

**13'8" (4.17m) x 13'6" (4.11m)**

Modern fitted kitchen units to walls and floor, work surface over, island unit with

breakfast bar and stainless steel sink unit with mixer tap and drainer, integrated Bosch appliances including two electric self cleaning ovens, fridge/freezer, dishwasher and induction hob with extractor hood over, UPVC triple glazed French doors opening to rear garden, tiled splashback, tiles to floor, radiator.

#### Utility Room

**8'2" (2.49m) x 6'7" (2.01m)**

Modern fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, water softener, tiled splashback, tiles to floor, double glazed entrance door opening to side, radiator.

#### Cloakroom

Wall mounted hand wash basin, WC, tiles to floor, tiled splashback, obscure glass UPVC triple glazed window to front, radiator.

#### Stairs and Landing

Built-in cupboard housing hot water cylinder and heating manifold system.

#### Bedroom One

**18'2" (5.54m) Max x 10'4" (3.15m)**

UPVC triple glazed window to rear and side, radiator, fitted wardrobes to dressing area, door to en-suite bathroom.

#### En-suite Bathroom

Four piece bathroom suite comprising double shower cubicle with rainfall shower

head over and separate hand shower attachments, bath with mixer tap and separate hand shower attachments, wash basin, WC, fully tiled walls, radiator, tiles to floor, extractor fan.

#### Bedroom Two

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

UPVC triple glazed window to front, radiator.

#### Bedroom Three

**13'9" (4.19m) x 10'0" (3.05m)**

UPVC triple glazed window to front, radiator.

#### Bedroom Four

**12'1" (3.68m) x 10'0" (3.05m)**

UPVC triple glazed window to rear, radiator.

#### Shower Room

Double shower cubicle, wash basin, WC, towel radiator, fully tiled walls, obscure glass UPVC triple glazed window to front, tiles to floor, extractor fan.

#### Double Garage

**19'9" (6.02m) x 19'3" (5.87m)**

Remote control motorised main up and over door to front, power and light, entrance door opening to rear garden.

#### Outside Front

Front and side garden laid to a generous selection of shrubs and plants throughout, driveway extended to provide off-road

parking for up to three vehicles, external electric power sockets, outside lights, gated access to rear garden, cabling installed for EV charging points (connection would need to be installed if required).

#### Rear Garden

A well presented enclosed rear garden laid to lawn, paved patio seating area, generous selection of shrubs and plants to raised beds and borders with watering system installed, outside light, outside tap, wooden fence to perimeter, gated access to front.

#### Agent's Notes

EPC rating A92 (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.

- Four Bedroom Detached Abel Home

- Kitchen/Breakfast Room

- Utility and Cloakroom

- Energy Efficiency Rating A92

- Double Garage, Parking and Gardens

- Galvanised Guttering and PV Panels

- Gas Central Heating UPVC Double Glazing

- Viewing Highly Recommended

