



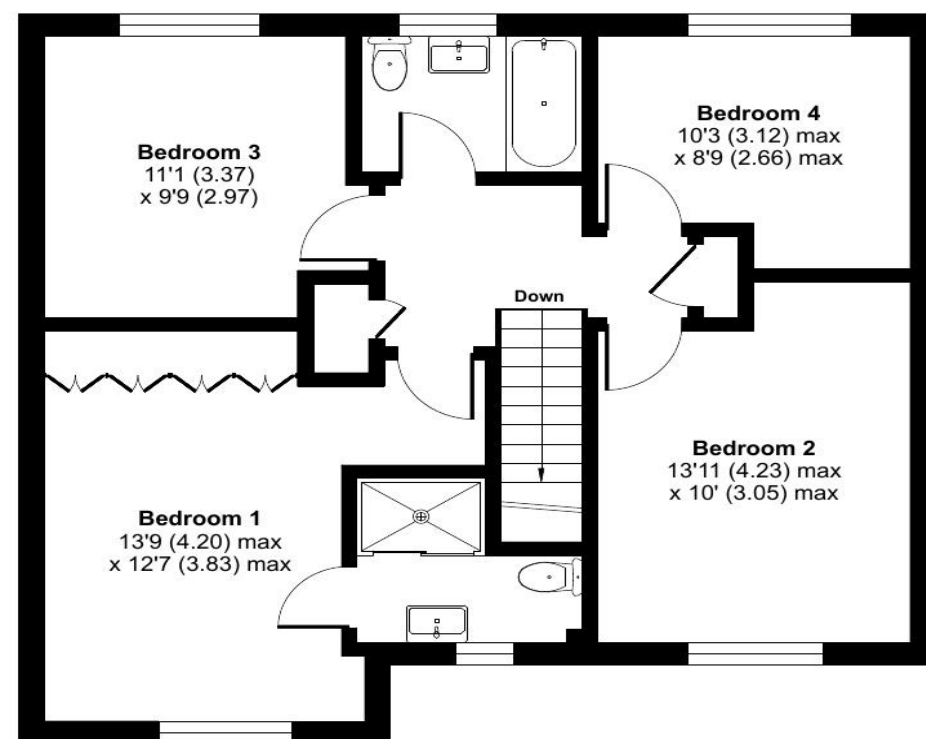
Ceres Drive, Swaffham, PE37

Approximate Area = 1152 sq ft / 107 sq m

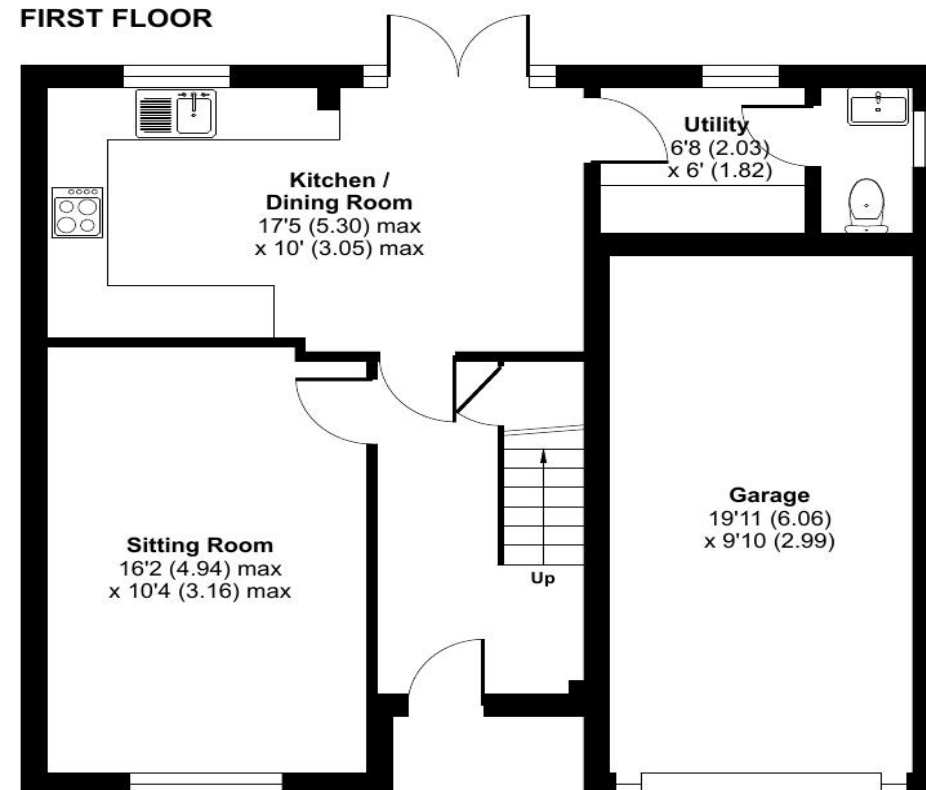
Garage = 190 sq ft / 17.6 sq m

Total = 1342 sq ft / 124.6 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). © nīchecom 2025. Produced for Longsons. REF: 1353446



Ceres Drive, Swaffham, PE37 8PD

Extremely well presented recently built detached four bedroom house. This fantastic property is situated on a popular development and offers utility room, en-suite, cloakroom, garage, parking for three vehicles, integrated kitchen appliances, GCH and UPVC double glazing. Viewing highly recommended.

Offers in Excess of £340,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Bedroom One
13'9" (4.19m) x 12'7" (3.84m)

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, obscure glass UPVC double glazed window to front, radiator.

Bedroom Two
13'11" (4.24m) x 10'0" (3.05m)

UPVC double glazed window to front, radiator.

Bedroom Three
11'1" (3.38m) x 9'9" (2.97m)

UPVC double glazed window to rear, radiator.

Bedroom Four
10'3" (3.12m) x 8'9" (2.67m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear.

Garage
19'11" (6.07m) x 9'10" (3m)

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

Outside Front

Side by side parking for up to three vehicles, outside lights, shrubs to borders, gated access to rear garden.

Rear Garden

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

Agent's Note

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.

- Detached Four Bedroom House
- Extremely Well Presented
- Kitchen/Dining Room with Integrated Appliances
- Energy Efficiency Rating B84
- Utility, Cloakroom and En-Suite Facilities
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

Situated on a popular recent development in Swaffham, Longsons are delighted to bring to the market this extremely well presented detached four bedroom house. This superb property has much to offer and includes kitchen/dining room with integrated appliances, utility room, cloak room with WC, en-suite shower room, parking for three vehicles, garage, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, cloak room with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, garage, gardens, parking, gas central heating and UPVC double 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

Stairs to first floor, composite entrance door to front, under-stairs storage cupboard, radiator.

Sitting Room

16'2" (4.93m) x 10'4" (3.15m)
UPVC double glazed entrance door to front, radiator.

Kitchen/Dining Room
17'5" (5.31m) x 10'0" (3.05m)

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 electric oven and gas hob with extractor hood over, integrated fridge/freezer and dishwasher, 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)

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

Cloakroom

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

Stairs and Landing

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

