

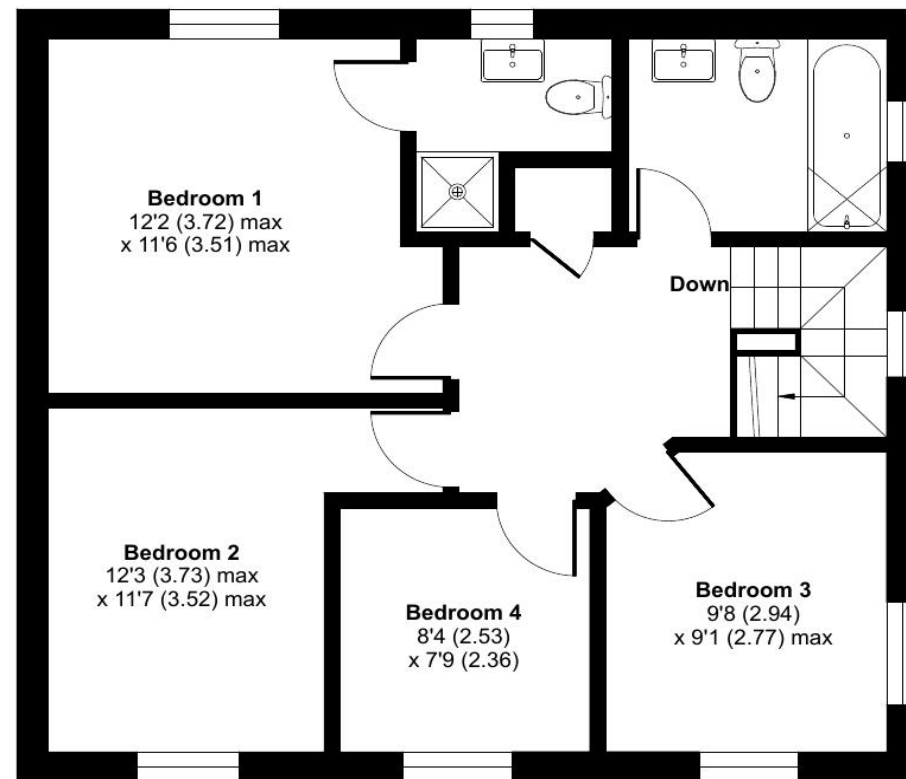
Victor Drive, Swaffham, PE37

Approximate Area = 1204 sq ft / 111.8 sq m

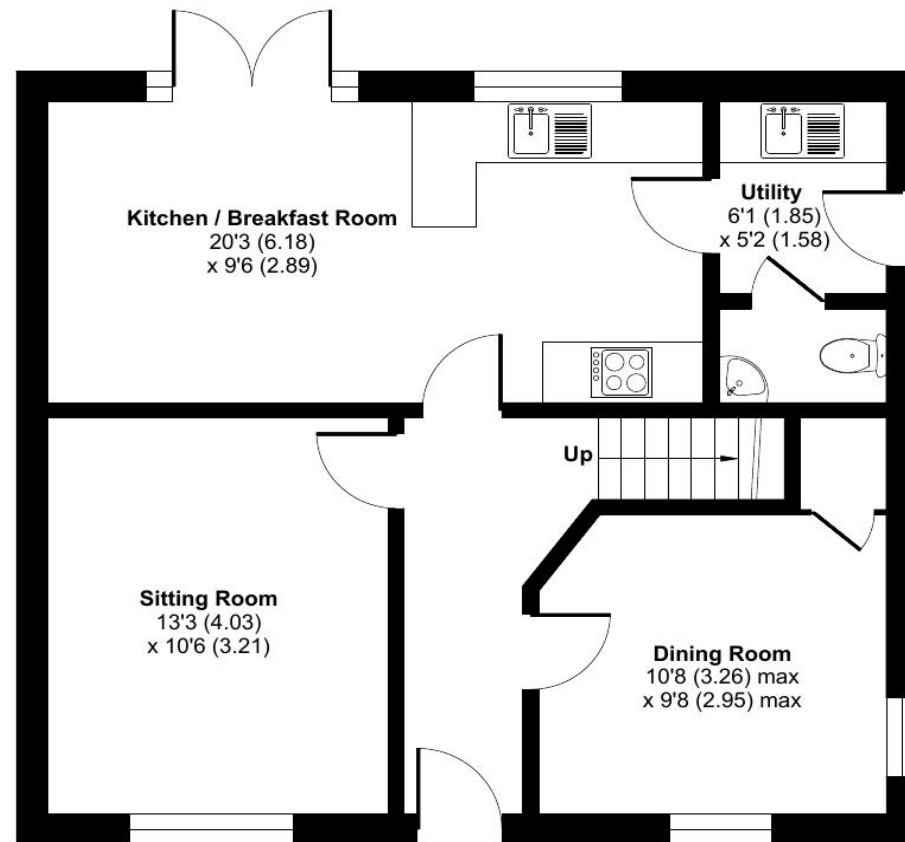
Garage = 186 sq ft / 17.2 sq m

Total = 1390 sq ft / 129 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). © nchecon 2024. Produced for Longsons. REF: 1382440



Victor Drive, Swaffham, PE37 8FS

Superb, extremely well presented detached four bedroom house situated in a popular development in Swaffham. This fantastic property with many upgrades from new, offers en-suite shower room, utility room, two reception rooms, garage, parking, south facing garden, gas central heating and much more.

Price £365,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this fabulous, extremely well presented, modern detached four bedroom house. Relatively recently built with many upgrades from new, including integrated kitchen appliances & quartz work surfaces, utility room, en-suite shower room, two reception rooms, thermostatically controlled dual zone heating, garage, parking, South facing garden, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate what is on offer.

Briefly, the property offers entrance hall, lounge, dining room, kitchen/dining room, utility room, cloak room with WC, four bedrooms, en-suite shower room, family bathroom, gardens, garage, 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 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, radiator.

Sitting Room

13'3" (4.04m) x 10'6" (3.2m)

Feature fireplace with modern electric fire, UPVC double glazed window to front, radiator.

Dining Room

10'8" (3.25m) x 9'8" (2.95m)

Under stairs storage cupboard, UPVC double glazed window to front and side, radiator.

Kitchen/Breakfast Room

20'3" (6.17m) x 9'6" (2.9m)

Modern fitted kitchen units to walls and floor, quartz work surface over, integrated one and a half bowl stainless steel sink unit with mixer tap and drainer, tiled splashback, range of integrated appliances including

Bedroom Two

12'3" (3.73m) Max x 11'7" (3.53m)

UPVC double glazed window to front, radiator.

Bedroom Three

9'8" (2.95m) x 9'1" (2.77m)

UPVC double glazed window to front and side, radiator.

Bedroom Four

8'4" (2.54m) x 7'9" (2.36m)

UPVC double glazed window to front, radiator.

Bathroom

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

Garage

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

Outside Front and Side

Front and side gardens laid to lawn, path to front door, side by side parking for two vehicles in front of garage, further parking to side for an additional vehicle, outside light, shrubs to borders.

Rear Garden

Very well presented enclosed rear garden laid to lawn, shrubs to beds and borders, outside light, outside tap, gated access to

side, external power sockets, garden wall and wooden fence to perimeter.

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.

- Extremely Well Presented Detached Four Bedroom House

- Two Reception Rooms and Kitchen/Breakfast Room

- Utility and Cloakroom

- Energy Efficiency Rating

- En-Suite Shower Room and Family Bathroom

- Gas Central Heating and UPVC Double Glazing

