



Sea Lord Close, Swaffham, PE37 7JP

Very well presented detached four bedroom house built by the much respected Abel Homes. This fantastic property was built with energy efficiency in mind and offers solar PV panels, en-suite shower room, utility room, integrated appliances to kitchen, conservatory, two reception rooms and double garage.

Offers in the Region of £425,000 Freehold





En-suite Shower Room

Shower cubicle, hand wash basin, WC, obscure glass UPVC double glazed window to side, radiator.

Bedroom Two 11'4" (3.45m) x 11'2" (3.4m)

Built-in wardrobe, UPVC double glazed window to front, TV point, radiator.

Bedroom Three 9'4" (2.84m) x 8'5" (2.57m)

UPVC double glazed window to side, TV point, radiator.

Bedroom Four 9'9" (2.97m) x 7'8" (2.34m)

UPVC double glazed window to rear, TV point, radiator.

Shower Room

Large walk-in shower cubicle, hand wash basin, WC, towel radiator, built-in storage cupboard, tiled splashback, obscure glass UPVC double glazed window to rear.

Outside Front

Front and side gardens laid to a selection of shrubs, plants and flowers, driveway to the side providing parking for two vehicles and access to double garage.

Double Garage 19'5" (5.92m) x 18'5" (5.61m)

Motorised main up and over doors to front, entrance door opening to rear garden, electric power and lights.

Rear Garden

Delightful well presented rear garden laid to lawn with meandering paths between patios, selection of shrubs, plants and flowers throughout, raised vegetable growing beds, external electric power socket, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating B90 (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.

- Four Bedroom Detached House
- Respected Abel Home
- Two Reception Rooms
- Energy Efficiency Rating B90
- PV Solar Panels & Hot Water Solar Panels
- Cloakroom, Shower Room and En-Suite
- Double Garage, Parking and Gardens
- UPVC Double Glazing and Gas Central Heating

Situated close to local amenities in Swaffham, Longsons are delighted to bring to the market this fantastic very well presented detached four bedroom house. This fabulous property was built with energy efficiency in mind by the much respected local builder Abel Homes and offers solar PV panels with battery helping with those electricity bills and providing a modest annual income, solar panels for hot water, conservatory, double garage, en-suite shower room, two reception rooms, utility room, gas central heating, gardens and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, utility room, cloakroom with WC, conservatory, four bedrooms, en-suite shower room to bedroom one, shower room, double garage, parking, gardens, 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

Composite entrance door to front, stairs to first floor, understairs storage cupboard, tiles to floor, radiator.

Lounge 21'5" (6.53m) x 10'11" (3.33m)

UPVC double glazed French doors opening to conservatory, UPVC double glazed window to front, two radiators.

Conservatory 11'9" (3.58m) x 10'4" (3.15m)

UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, tiles to floor, electric power and lights, wall mounted battery storage for PV solar panels.

Dining Room

10'5" (3.18m) x 8'10" (2.69m)

UPVC double glazed window to front, radiator, opening through to kitchen.

Kitchen

11'7" (3.53m) x 10'6" (3.2m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven and gas hob with extractor hood over, integrated dishwasher and fridge/freezer, tiled splashback, tiles to floor, radiator.

Utility Room

Fitted kitchen units to wall, work surface over, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed entrance door opening to side, tiles to floor.

Cloakroom

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

Stairs and Landing

Built-in cupboard housing modern hot water cylinder.

Bedroom One

12'9" (3.89m) x 9'1" (2.77m)

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

