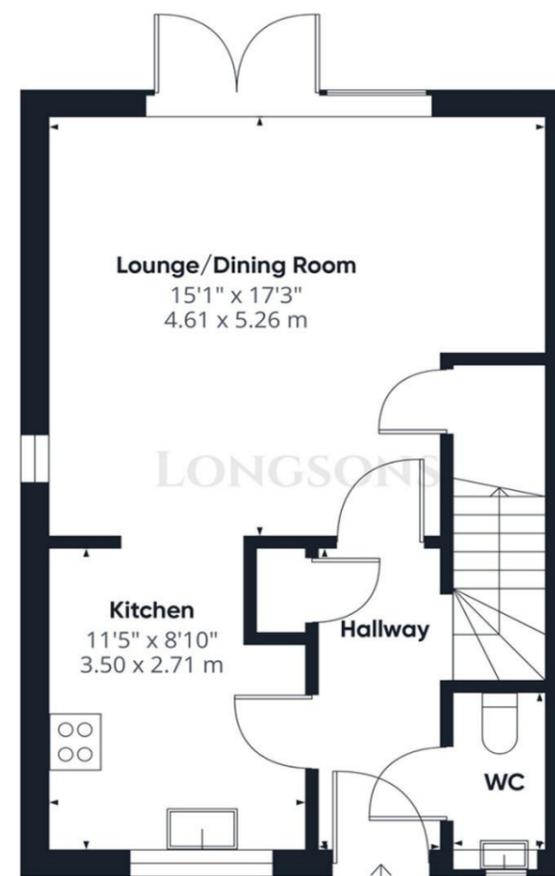


Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1



Dragonfly Way, Swaffham, PE37 8JQ

Very well presented modern semi-detached three bedroom house built by the much respected Abel Homes. This fantastic property offers triple glazed windows, solar panels helping with those utility bills, galvanised guttering, integrated kitchen appliances, en-suite shower room, garage, parking and garden.

Price £280,000 Freehold



Bedroom Two
10'2" (3.1m) x 9'9" (2.97m)

UPVC triple glazed window to front, radiator.

Bedroom Three
8'9" (2.67m) x 7'0" (2.13m)

UPVC triple glazed window to rear, radiator.

Bathroom

Suite comprising bath with mixer tap and separate hand shower attachment, hand wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to front, extractor fan.

Outside Front

Small low maintenance front garden laid to a selection of shrubs and plants, outside lights, outside power sockets, driveway providing off-road parking and access to garage, gated access to rear garden.

Garage
19'4" (5.89m) x 10'1" (3.07m)

Main up and over door to front, entrance door opening to rear garden, electric power and lights.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, further

seating/play area to rear laid to wooden decking, shrubs and plants to borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating A93 (Full copy available on request)
 Council tax band C (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.

- Three Bedroom Semi-Detached House
- Built by the Respected Abel Homes
- Triple Glazed Windows and Solar Panels
- Energy Efficiency Rating A93
- Bathroom, Cloakroom and En-Suite
- Garage, Parking and Gardens

Situated on a popular development and built by the much respected Abel Homes, Longsons are delighted to bring to the market this very well presented modern three bedroom semi-detached home. This fantastic property has much to offer and includes triple glazed windows, solar panels helping with those electricity bills, galvanised guttering, integrated kitchen appliances, en-suite shower room, garage, parking, gardens and gas central heating.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, garage, parking, gardens, gas central heating and UPVC triple 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, built-in storage cupboard, radiator.

Lounge/Dining Room
17'3" (5.26m) x 15'1" (4.6m)

UPVC double glazed French doors opening to rear garden, UPVC triple

glazed window to side, built-in under stairs storage cupboard.

Kitchen
11'5" (3.48m) x 8'10" (2.69m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, integrated fridge and freezer, UPVC triple glazed window to front, tiled splashback, radiator.

Cloakroom

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

Stairs and Landing

Built-in over-stairs walk-in storage cupboard, built-in cupboard housing hot water cylinder.

Bedroom One
12'8" (3.86m) x 9'8" (2.95m)

UPVC triple glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle with rainfall shower head over and separate hand shower attachment, hand wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to side.

