

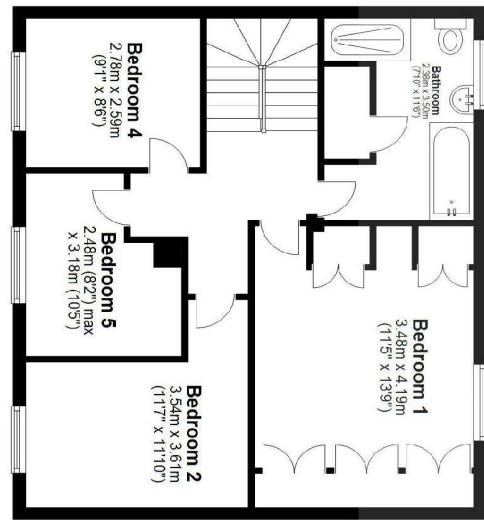
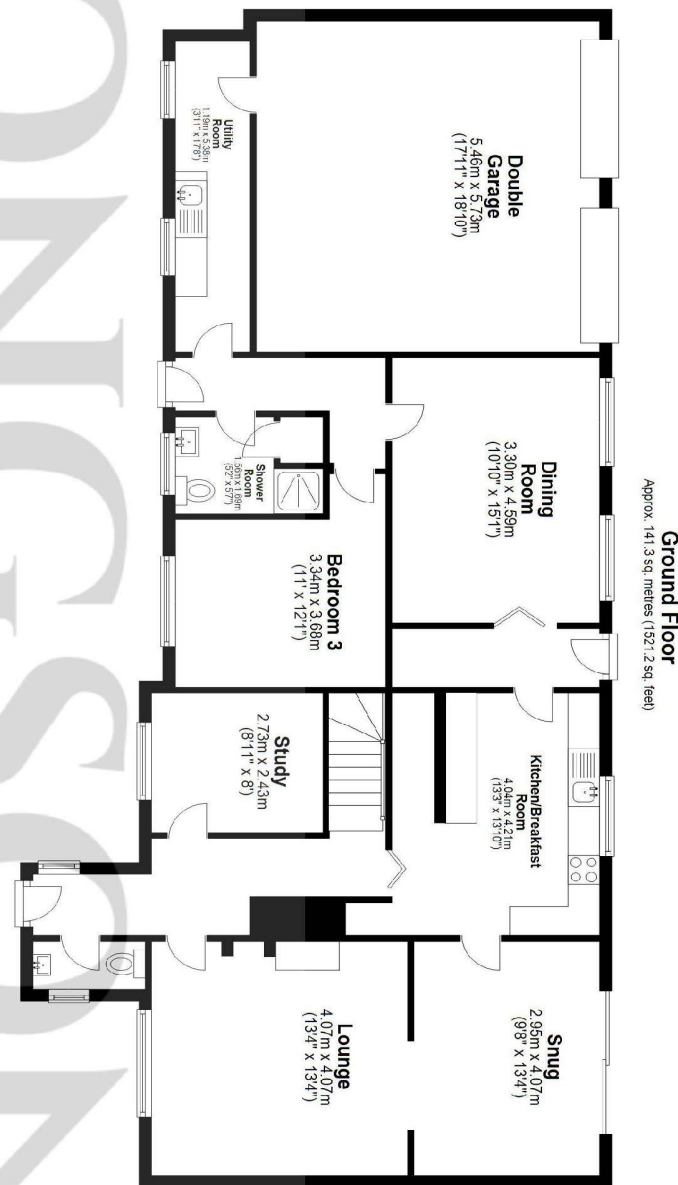


Cley Road, Swaffham, PE37 7RU

Spacious, detached five bedroom house with annex potential situated on a popular development with open countryside views to the front on the outskirts of Swaffham. The property offers three reception rooms, kitchen/breakfast room, shower room and first floor bathroom, double garage and parking!

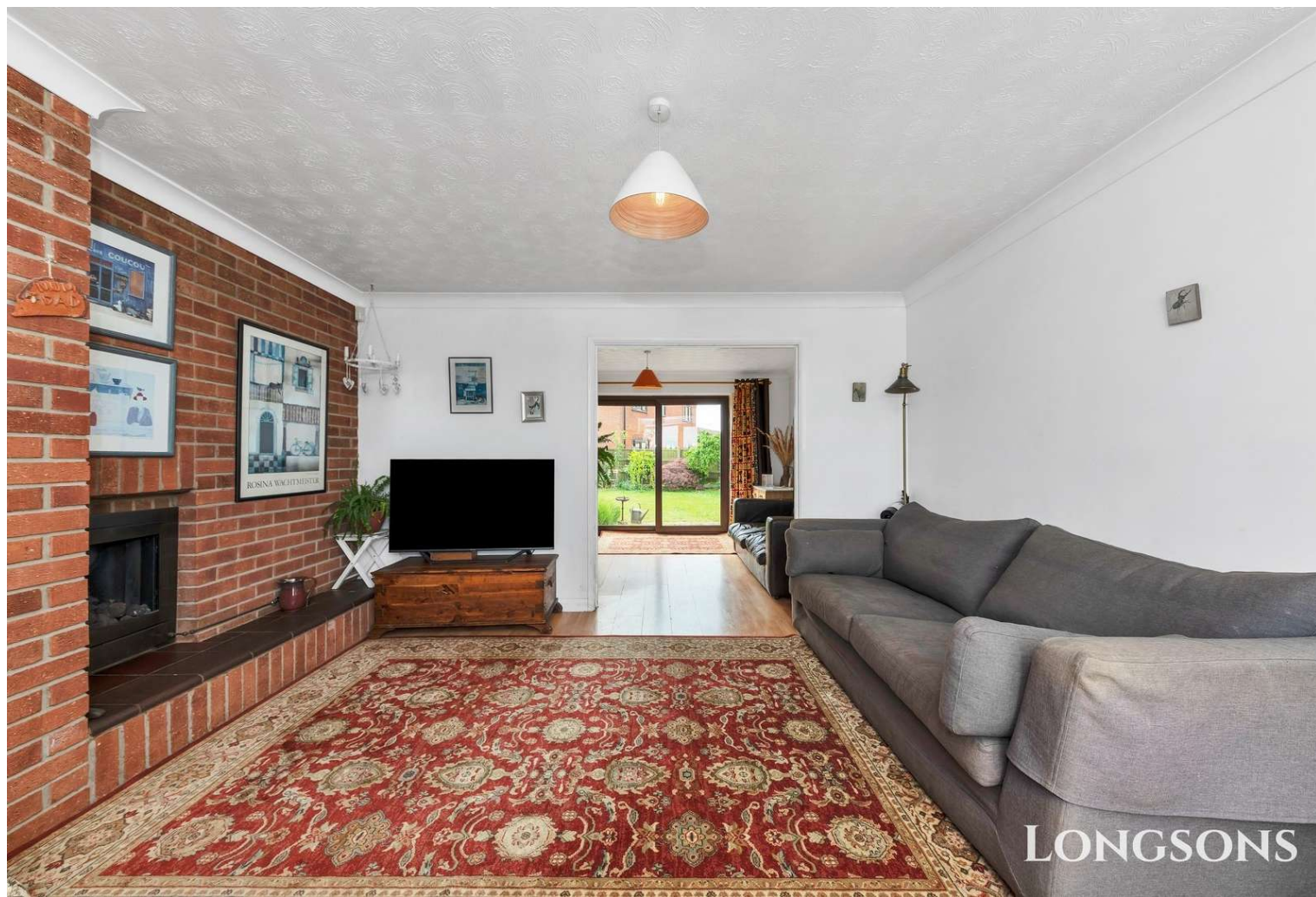
Guide Price £450,000 to £475,000 Freehold

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Total area: approx. 201.7 sq. metres (2171.5 sq. feet)
 Floor plan measurements are approximate and are for illustrative purposes only.
 Plan produced using 2+ndUs.





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Situated with open countryside views to the front and on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this spacious five bedroom property. This property has much to offer and includes annex potential with three reception rooms, kitchen/breakfast room, ground floor shower room and first floor bathroom, double garage, secure gated off road parking for numerous vehicles, gardens, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers two entrance halls, lounge, dining room, study, kitchen/breakfast room, utility room, cloakroom with WC, ground floor shower room, five bedrooms, bathroom, double garage, secure gated parking, gas central heating and UPVC double glazing.

SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.



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Entrance Hall

UPVC double glazed entrance door to front, UPVC double glazed window to side aspect, stairs to first floor, two radiators.

Lounge

23'0" (7.01m) Max x 13'4" (4.06m) Max

Feature brickwork fireplace with inset live flame gas fire, UPVC double glazed sliding patio doors opening to rear garden, UPVC double glazed window to front aspect, two radiators.

Kitchen/ Breakfast Room

13'3" (4.04m) x 13'10" (4.22m)

Fitted kitchen units to wall and floor, worksurface over, enamel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for dishwasher, space for electric/gas oven, vertical radiator, breakfast bar, UPVC double glazed window to rear aspect, tiled splashback.

Dining Room

10'10" (3.3m) x 15'1" (4.6m)

Two UPVC double glazed windows to rear aspect, vertical radiator.

Second Entrance Hall

UPVC double glazed entrance door to front, radiator.

Utility Room

3'11" (1.19m) x 17'8" (5.38m)

Stainless steel sink unit, space and plumbing for washing machine, entrance door opening to double garage, two UPVC double glazed windows to front aspect, radiator.

Bedroom Three (Ground Floor)

11'0" (3.35m) Max x 12'1" (3.68m) Max

UPVC double glazed window to front aspect, radiator.

Shower Room (Ground Floor)

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to front aspect, built in cupboard housing hot water cylinder, tiled splashback, extractor fan, radiator.

Study

8'11" (2.72m) x 8'0" (2.44m)

UPVC double glazed window to front aspect, radiator.

Cloakroom

Wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to side aspect, towel radiator.

Stairs & Landing

Loft access.

Bedroom One

11'5" (3.48m) x 13'9" (4.19m) To

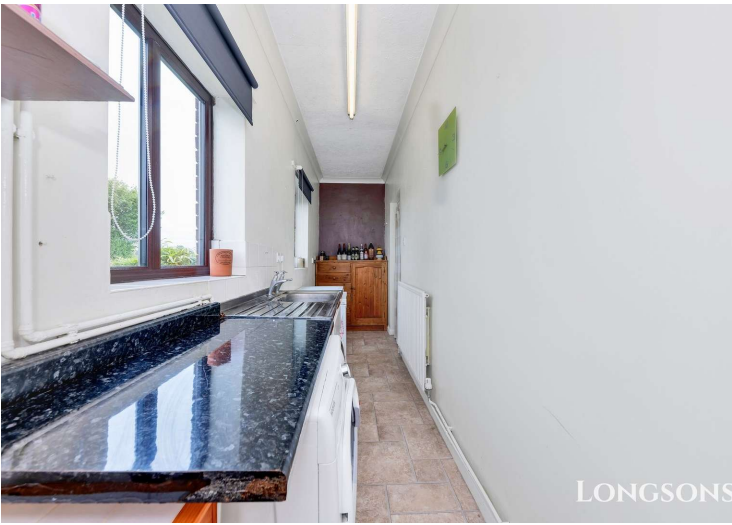
Wardrobe

Fitted wardrobes, UPVC double glazed window to rear aspect, radiator.

Bedroom Two

11'7" (3.53m) x 11'10" (3.61m)

UPVC double glazed window to front aspect enjoying far reaching countryside views, radiator.



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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.

- Spacious, Detached House
- Five Bedrooms (One Ground Floor)
- Annex Potential
- Three Reception Rooms
- Secure Gated Parking & Double Garage
- Open Countryside Views to Front
- Gas Central Heating
- Shower Room & Bathroom



Bedroom Four
9'1" (2.77m) x 8'6" (2.59m)
 UPVC double glazed window to front aspect enjoying far reaching countryside views, radiator.

Bedroom Five
8'2" (2.49m) Max x 10'5" (3.18m) Max
 UPVC double glazed window to front aspect enjoying far reaching countryside views, radiator.

Bathroom
 Four piece Bathroom suite comprising bath, walk in double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin, WC, obscure glass UPVC double glazed window to rear aspect, built in storage cupboard, fully tiled walls, radiator.

Double Garage
17'11" (5.46m) x 18'10" (5.74m)
 Two main up and over doors to rear, electric, power and light.

Outside Front
 Front garden laid to lawn, shrubs and plants to beds and borders, outside light, outside tap, wooden fence to perimeter.

Rear Garden
 Enclosed rear garden laid to lawn, paved patio seating area, selections of shrubs and plants to beds and borders, fruit trees including apple, plum, fig and pear, outside light, sun canopy, further garden area to side, double gates providing vehicular access to secure off road parking with parking available for several vehicles and access to double garage doors, outside tap.

Agents Note
 EPC rating C69 (Full copy available on request)
 Council tax band E (Own enquiries should be made via Breckland District Council)