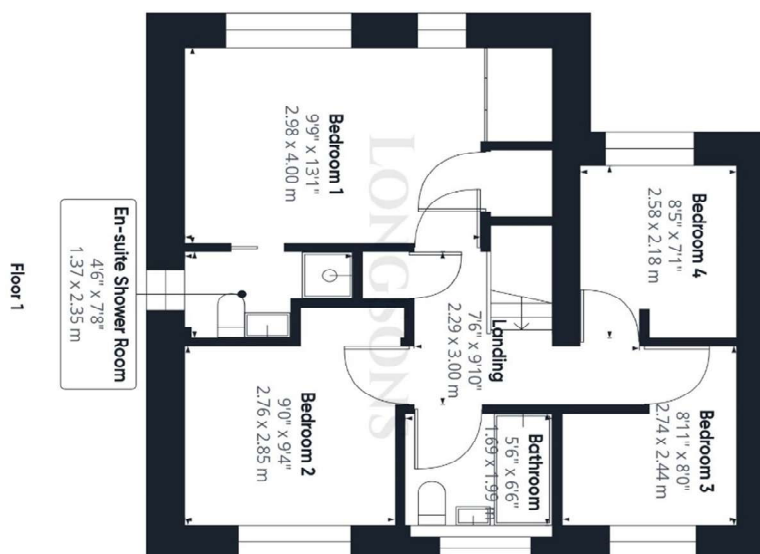
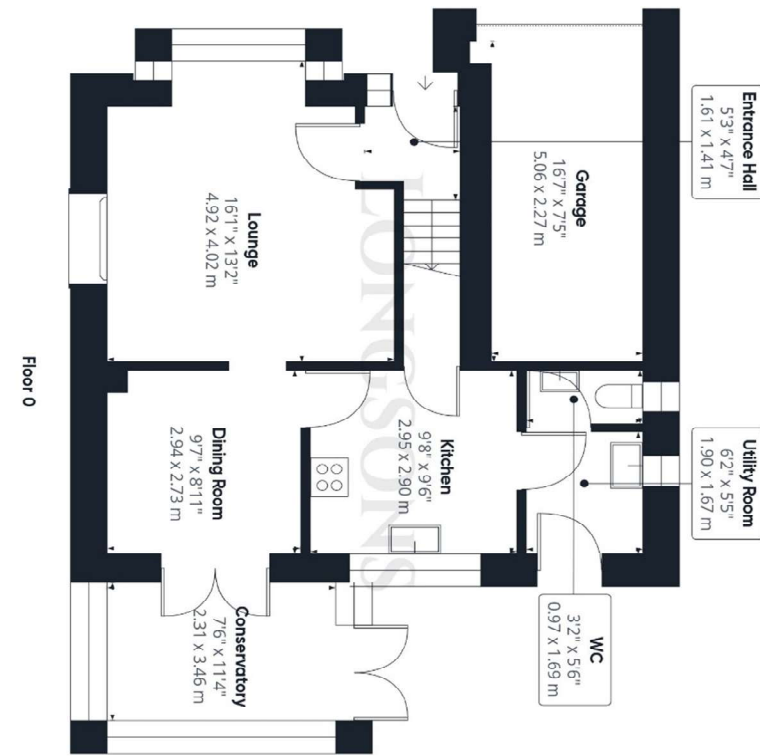




Iceni Drive, Swaffham, PE37 7TW

Extremely well presented, detached four bedroom house situated on the popular Heathlands development in Swaffham. This superb property has much to offer and includes two reception rooms, conservatory, utility, en-suite, water softener, Hive heating controls, garage, gardens and UPVC double glazing.

Price £350,000 Freehold



Approximate total area¹
1195.55 ft²
111.07 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Bedroom Three
8'11" (2.72m) Max x 8'0" (2.44m)
Max

UPVC double glazed window to rear aspect, radiator.

Bedroom Four
8'5" (2.57m) x 7'1" (2.16m)

Built in storage alcove, UPVC double glazed window to front aspect, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, P shaped bath, wall mounted water controls, wash basin, WC, towel radiator, tiled splashback, obscure glass, UPVC double glazed window to rear aspect.

Outside Front

Front garden laid to low maintenance shingle providing additional parking space, driveway to garage providing off road parking, outside light, gated access to rear garden.

Garage

16'7" (5.05m) x 7'5" (2.26m)

Remote control motorised roller main door to front, electric light and power, gated access to rear garden.

Rear Garden

Well maintained enclosed rear garden laid to lawn, paved patio seating area, plastic store containing water softener, metal garden shed, lean-to green house to side aspect, selection of established shrubs, plants and ornamental trees to beds and borders, outside light, external electric power socket, wooden fence and garden wall to perimeter.

Agents Note

EPC rating D67 (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.

- Detached House
- Four Bedrooms
- Extremely Well Presented
- En-suite Shower Room
- Two Reception Rooms
- Conservatory
- Utility + WC
- Garage + Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on the popular Heathlands development in Swaffham. Longsons are delighted to bring to the market this extremely well presented four bedroom detached house. This fantastic property has much to offer and boasts two reception rooms, utility room, conservatory, en-suite shower room, water softener, gas central heating with Hive heating controls, garage, parking, gardens, and UPVC double glazing.

Viewing is highly recommended.

Entrance Hall

UPVC double glazed entrance door to front aspect, stairs to first floor, radiator.

Lounge
16'1" (4.9m) Max x 13'2" (4.01m)
Max

Feature fireplace with inset fire (not in use), UPVC double glazed bay window to front aspect, radiator.

Dining Room
9'7" (2.92m) x 8'11" (2.72m)

Radiator, UPVC double glazed French doors opening to Conservatory.

Conservatory
7'6" (2.29m) x 11'4" (3.45m)

Modern, UPVC double glazed conservatory with glass roof and French doors opening to rear garden, radiator providing year round usage, electric light and power.

Kitchen
9'8" (2.95m) x 9'6" (2.9m)

Modern fitted units to walls and floor complemented by a work surface over and composite deep bowl sink unit with mixer tap, integrated NEF electric oven with slide and hide door, integrated NEF combination microwave/oven, integrated Neff induction hob with extractor hood over, integrated dishwasher, space for large American style fridge/freezer, under stairs storage cupboard currently used as a pantry, tiled splashback, UPVC double glazed window to rear aspect, radiator.

Utility Room
6'2" (1.88m) x 5'5" (1.65m)

Modern fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to side aspect, radiator.

Cloakroom

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

Stairs and Landing

Built in storage cupboard, loft access.

Bedroom One
9'9" (2.97m) x 13'1" (3.99m) To
Wardrobe

Built-in wardrobe, built-in storage cupboard, UPVC double glazed windows to front aspect, radiator, sliding door to en-suite.

En-Suite Shower Room

Shower cubicle, wash basin and WC set within fitted cabinet, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side aspect, extractor fan.

Bedroom Two
9'0" (2.74m) x 9'4" (2.84m)

UPVC double glazed window to rear aspect, radiator.

