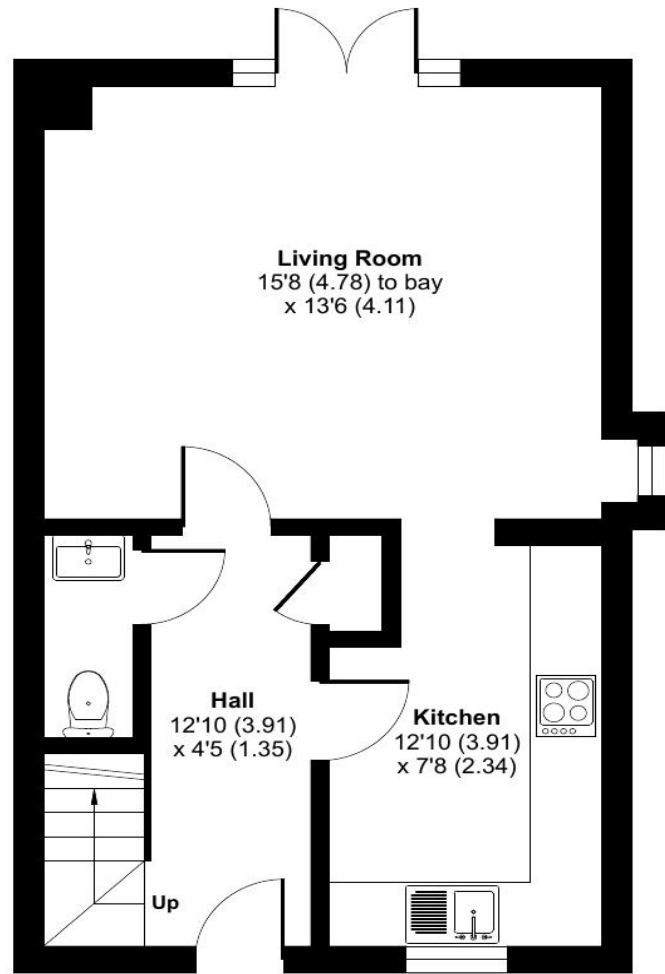
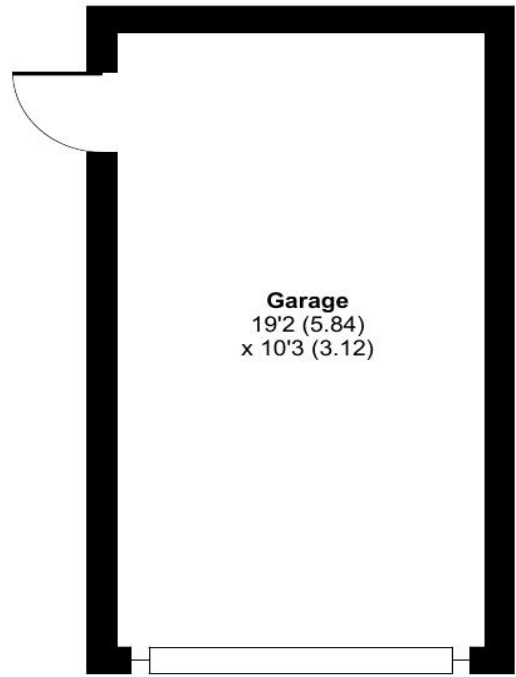
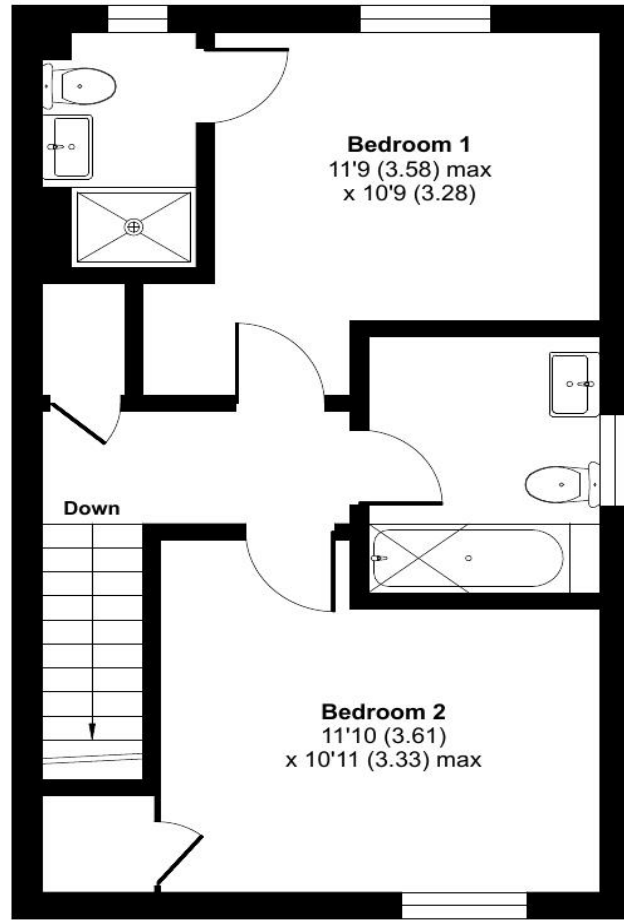


Sedge Road, PE37

Approximate Area = 842 sq ft / 78.2 sq m
Garage = 198 sq ft / 18.4 sq m
Total = 1040 sq ft / 96.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Sedge Road, Swaffham, PE37 8JL

A modern semi-detached two bedroom house situated within a cul de sac position on the popular Swans Nest development. Built by the much respected Abel Homes, this energy efficient property boasts a garage, triple glazed windows, en-suite shower room, gardens and solar panels.

Viewing recommended.

Price £245,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1153599





Bedroom Two
11'10" (3.61m) x 10'11" (3.33m)
 UPVC triple glazed window to front aspect, radiator.

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

Outside Front
 Low maintenance front garden with a selection of shrubs, plants and decorative stone, driveway laid to block paving & shingle providing off road parking with flower beds to the side, gated access to rear garden.

Garage
19'2" (5.84m) x 10'3" (3.12m)
 Remote control main up and over door to front aspect, entrance door to side aspect, opening to rear garden, electric light and power.

Rear Garden
 Enclosed rear garden, laid to lawn, paved patio seating area, outside light, outside tap, shrubs and plants to raised triangular beds with decorative stone, wooden fence to perimeter, gated access to front.

Agent's Notes
 EPC rating B92 (Full copy available on request)
 Council tax band B (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.

- Well Presented Semi Detached House
- Two Bedrooms
- En Suite to Bedroom One
- Garage & Driveway
- Cul De Sac Position
- Front & Rear Gardens
- Energy Efficient
- Viewing Recommended

Situated on the outskirts of Swaffham, Longsons are delighted to bring to the market this exceptional semi-detached two bedroom house. This superb energy efficient property was built by the highly respected Abel Homes and boasts solar panels, triple glazed windows, garage with remote control main door, parking, gardens, alarm, en-suite shower room, cloakroom with WC and gas central heating.

Briefly, the property offers entrance hall, lounge, kitchen with integrated appliances, cloakroom with WC, two bedrooms, en-suite shower room, bathroom, garage, parking, gardens, triple glazing, solar panels and gas central heating.

SWAFFHAM
 Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles
 Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an

excellent Saturday market, three doctors surgery's, 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, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall
 Composite entrance door to front aspect, stairs to first floor, built in storage cupboard, radiator.

Living Room
15'8" (4.78m) x 13'6" (4.11m)
 UPVC triple glazed French door opening to rear garden, UPVC triple glazed windows to rear aspect, UPVC triple glazed window to side aspect, radiator.

Kitchen
12'10" (3.91m) x 7'8" (2.34m)
 Modern fitted kitchen units to wall and floor, work surface over, composite one

and half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven, integrated Bosch gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine, integrated fridge/freezer, tiled splashback, tiles to floor, UPVC triple glazed window to front aspect, radiator.

Cloakroom
 Wash basin, WC, tiled splashback, radiator.

Stairs and Landing
 Built in cupboard housing hot water cylinder, loft access.

Bedroom One
11'9" (3.58m) x 10'9" (3.28m)
 UPVC triple glazed window to rear aspect, radiator, door to en-suite shower room.

En-suite Shower Room
 Double shower cubicle, wash basin, WC, towel radiator, tiled splashback, obscure glass triple glazed window to rear aspect, extractor fan.

