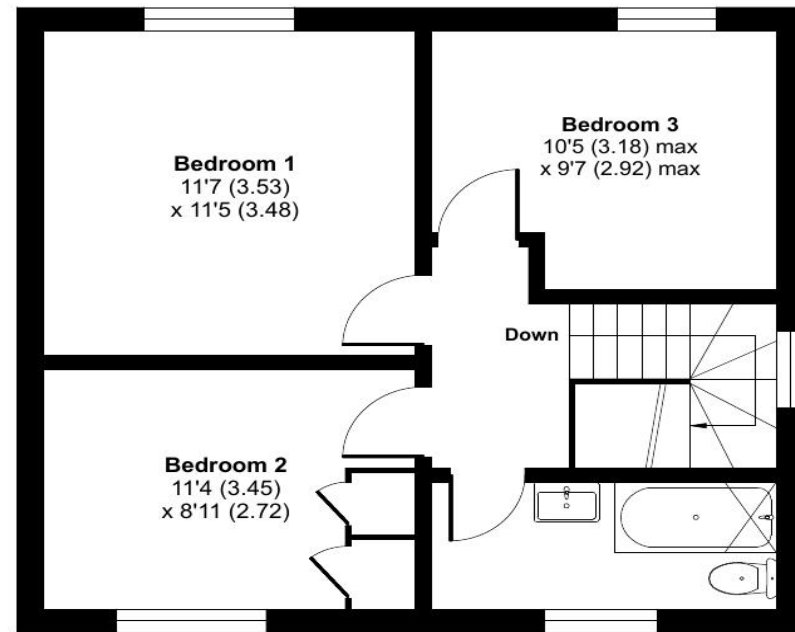


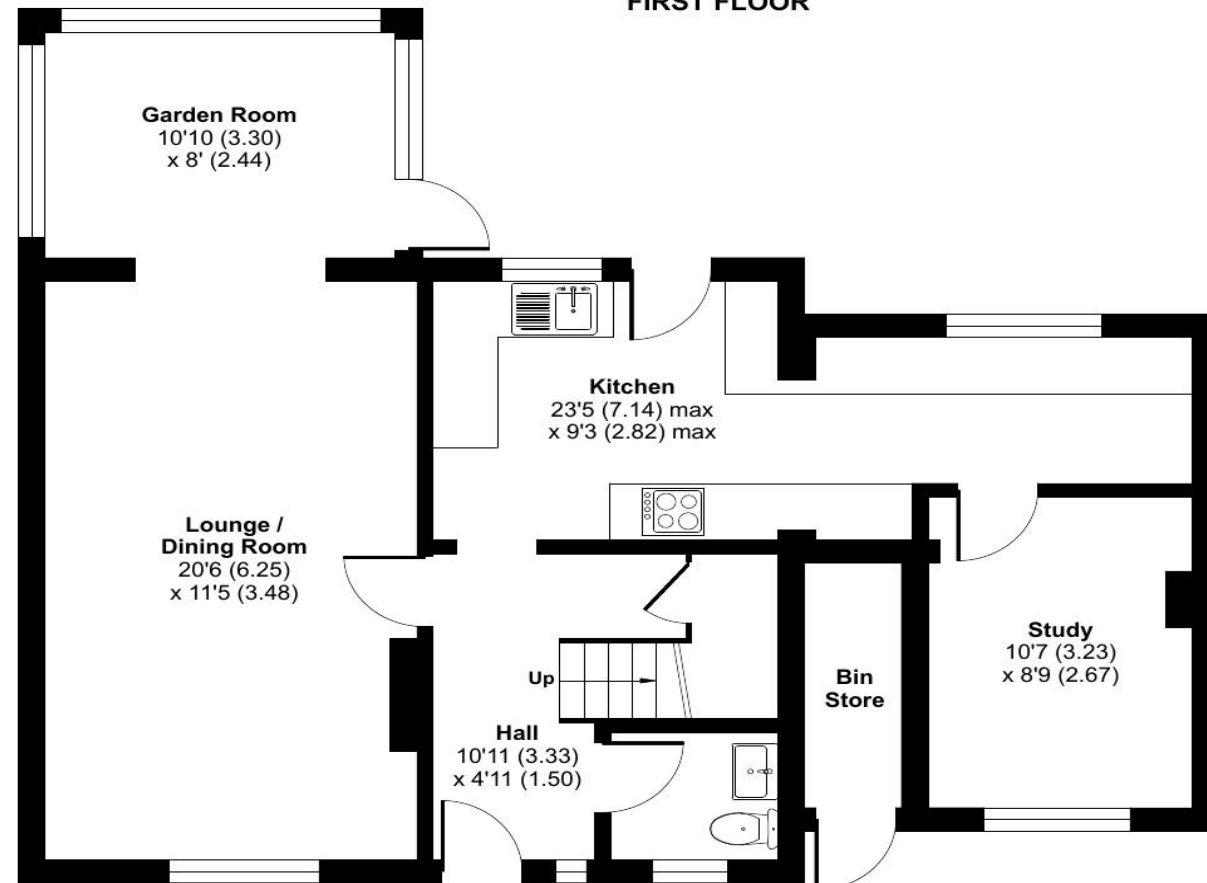
# Upton Drive, Swaffham, PE37

Approximate Area = 1195 sq ft / 111 sq m (excludes bin store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1155424



## Upton Drive, Swaffham, PE37 7SR

CHAIN FREE!

Very well presented detached three/four bedroom house situated with open school playing fields to rear, on a popular development on the outskirts of Swaffham. This fantastic property offers garden room, parking, gardens, gas central heating and UPVC double glazing.

**Price £325,000 Freehold**



### Stairs and Landing

Double glazed bulls eye window to side, loft access.

### Bedroom One

**11'7" (3.53m) x 11'5" (3.48m)**

UPVC double glazed window to rear, radiator.

### Bedroom Two

**11'4" (3.45m) x 8'11" (2.72m)**

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

### Bedroom Three

**10'5" (3.18m) Max x 9'7" (2.92m)**

### Max

UPVC double glazed window to rear, radiator.

### Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to front, radiator.

### Outside Front

Low maintenance front garden laid to shingle, selection of shrubs and plants to beds, gated access to rear garden, covered storage area to side for bins etc..., driveway laid to shingle providing off road parking.

### Rear Garden

Delightful, well maintained established rear garden laid to lawn, generous selection of shrubs and plants to beds and borders, outside tap, outside light, wooden garden shed, garden backing onto school playing field with open outlook, wooden fence to perimeter, gated access to front.

### Agent's Notes

EPC rating 71C (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
- Three/Four Bedrooms
- One/Two Reception Rooms
- Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing
- Garden Room
- No Onward Chain!

Situated with an open outlook and school playing fields to the rear on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented detached three/four bedroom house.

This fantastic property offers lounge/dining room, garden room, parking, gardens, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Viewing highly recommended

Briefly, the property offers entrance hall, lounge/dining room, garden room, kitchen, study/bedroom four, cloakroom with WC, three further bedrooms, bathroom, gardens, parking, 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

UPVC double glazed entrance door to front, stairs to first floor, built-in cupboard.

### Lounge/Dining Room

**20'6" (6.25m) x 11'5" (3.48m)**

UPVC double glazed window to front, two radiators, opening through to garden room.

### Garden Room

**10'10" (3.3m) x 8'0" (2.44m)**

UPVC double glazed garden room with solid roof, entrance door opening to rear garden, radiator.

### Kitchen

**23'5" (7.14m) Max x 9'3" (2.82m)**

### Max

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for under counter freezer, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, radiator.

### Study/Bedroom Four

**10'7" (3.23m) x 8'9" (2.67m)**

UPVC double glazed window to front, radiator.

### Cloakroom

Wash basin, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to front.

