



Acorn Drive, Swaffham, PE37 7PR

One of two available a brand new, superb, substantial executive style detached five/six bedroom house situated on an exclusive secure gated development on the edge of Swaffham. This fantastic property boasts amongst many things two reception rooms, inglenook style fireplace, intergrated appliances and much much more!

Offers In Excess of £650,000 Freehold





Bedroom Five
12'8" (3.86m) x 9'0" (2.74m)
 UPVC double glazed window to rear aspect, radiator.

Bathroom
 Four piece bathroom suite comprising bath with mixer tap and hand shower attachment, double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, tiles to floor, tiled splashback, vertical radiator, heated anti mist wall mounted mirror, obscure glass UPVC double glazed window to side aspect.

Double Garage
 Remote control motorised main roller door to front aspect, UPVC main entrance door to rear garden, UPVC double glazed window to side aspect, electric light and power supply ready for car charging point.

Outside Front
 The front garden is laid to lawn with a driveway for off road parking laid to block paving, outside lighting, gated access to rear garden.

Rear Garden
 Good size rear and side wrap around garden laid to lawn, established trees to end of garden, Indian Stone patio seating area, outside lighting, outside tap, outside double power socket, gated access to front.

Agents Note
 EPC rating D55 (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.

- BRAND NEW!
- Five/Six Bedrooms
- Two Reception Rooms
- Two En-suite Shower Rooms
- Kitchen/Dining Room
- Double Garage
- Gated Secure Development
- Utility Room
- Underfloor Heating to Ground Floor
- Gardens & Parking

Entrance Hall
 Composite entrance door to front aspect, stairs to first floor, built in coat cupboard with double doors, built in under stairs storage cupboard, tiles to floor.

Lounge
12'10" (3.91m) x 22'7" (6.88m)
 Feature inglenook style fireplace with flue in-situ ready for wood burning stove, oak mantle and granite hearth alternatively a power point is situated close by for an electric fire, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front aspect.

Kitchen/ Dining Room
30'8" (9.35m) Max x 13'2" (4.01m)
 Fitted kitchen units to wall and floor, granite composite work surface over, stainless steel one and half bowl sink unit with mixer tap, integrated dishwasher, water softener, integrated fridge, range style electric oven and five ring induction hob with extractor hood over, under counter lighting, UPVC double glazed French doors opening to rear aspect, UPVC double glazed windows opening to rear and side aspects, built in cupboard housing hot water cylinder, tiles to floor.

Utility Room
13'3" (4.04m) x 7'0" (2.13m)
 Fitted kitchen units to wall and floor, granite composite work surface over, stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for American style fridge, entrance door opening to side garden, tiles to floor.

Study/ Bedroom Six
13'3" (4.04m) x 11'4" (3.45m)
 UPVC double glazed window side aspect.

Cloakroom
 Wash basin, concealed cistern WC, towel radiator, obscure glass window to side aspect.

Stairs and Galleried Landing
 Bespoke fitted oak stair case with oak hand rails and spindles, built in storage cupboard, loft access.

Bedroom One
13'1" (3.99m) x 14'2" (4.32m)
 Walk-in wardrobe with UPVC double glazed obscure glass window to rear aspect, UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

En-suite Shower Room
 Double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin and WC set within fitted cabinet, towel radiator, tiled splashback, vertical radiator, obscure glass UPVC double glazed window to rear aspect, heated anti mist wall mounted mirror, tiles to floor.

Bedroom Two
13'1" (3.99m) x 11'8" (3.56m)
 Built in wardrobe, UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

En-suite Shower Room
 Double shower cubicle with rainfall shower head and separate hand-shower attachment, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, tiles to floor.

Bedroom Three
10'3" (3.12m) x 12'8" (3.86m)
 UPVC double glazed window to rear aspect, radiator.

Bedroom Four
10'9" (3.28m) x 9'3" (2.82m)
 UPVC double glazed window to rear aspect, radiator.

