

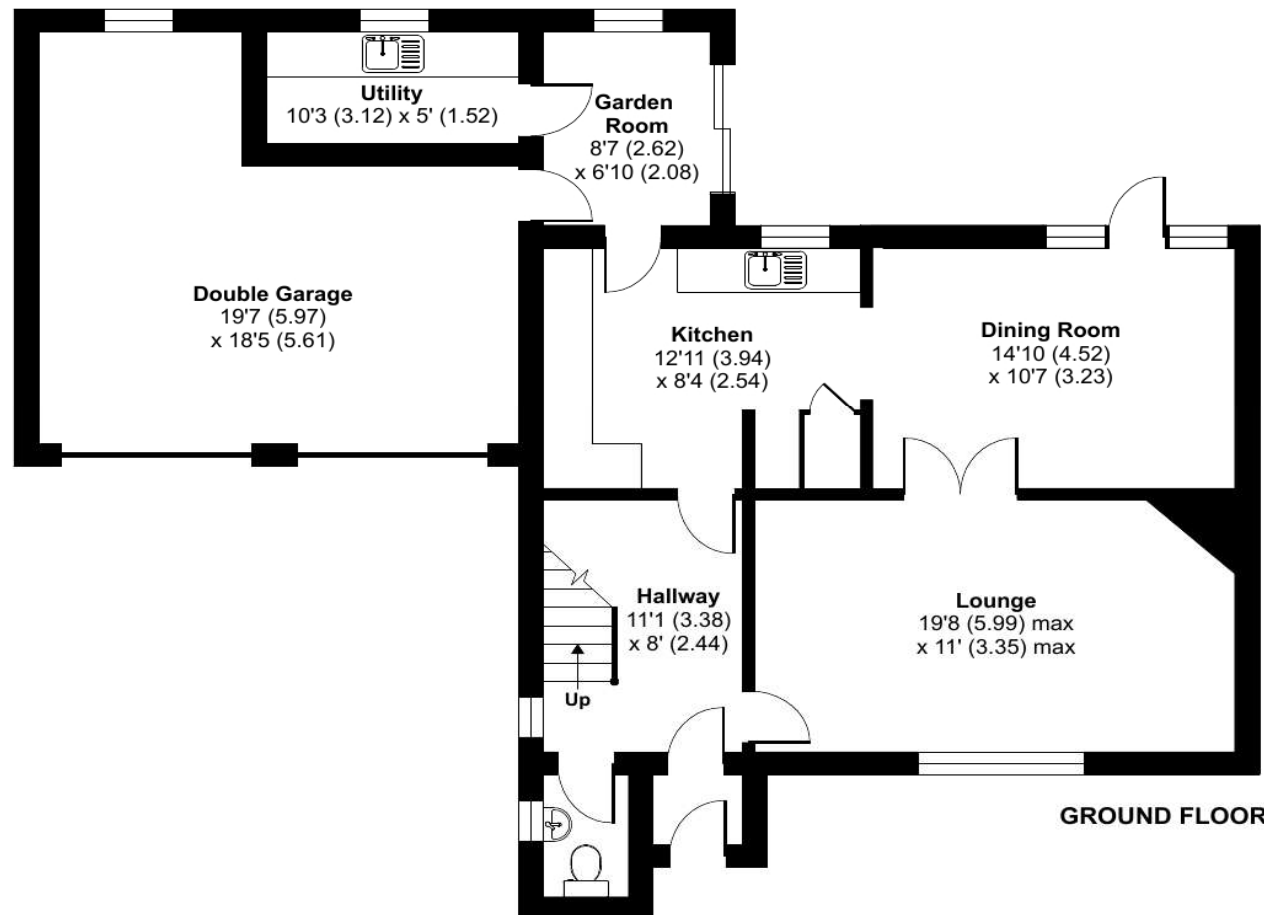
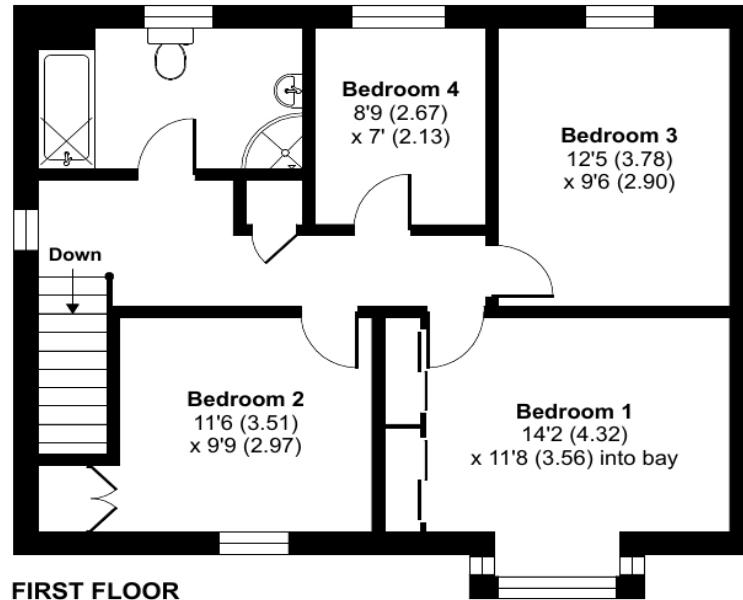
# Wolferton Drive, PE37

Approximate Area = 1457 sq ft / 135.3 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1752 sq ft / 162.8 sq m

For identification only - Not to scale



## Wolferton Drive, Swaffham, PE37 7RZ

CHAIN FREE! Spacious, detached four bedroom house with double garage, situated on a popular development in Swaffham. This well presented, substantial property has much to offer, including two reception rooms, utility room, good size gardens, parking, gas central heating and UPVC double glazing.

**Price £450,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1177141



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**Bedroom One**  
**14'2" (4.32m) x 11'8" (3.56m)**

Walk in UPVC double glazed bay window, built in wardrobes, two radiators.

**Bedroom Two**  
**11'6" (3.51m) x 9'9" (2.97m)**

UPVC double glazed window to rear, radiator.

**Bedroom Three**  
**12'5" (3.78m) x 9'6" (2.9m)**

Built in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Four**  
**8'9" (2.67m) x 7'0" (2.13m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Four piece bathroom suite comprising bath with mixer shower and shower screen, shower cubicle, wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to rear.

**Double Garage**  
**19'7" (5.97m) x 18'5" (5.61m)**

Two main up and over doors to front, entrance door opening to garden room, UPVC double glazed window to rear, electric lights and power.

**Outside Front**

Front garden laid to lawn, driveway laid to block paving providing off road parking, outside lights, gated access both sides to rear garden, hedge to perimeter.

**Rear Garden**

Well maintained, good size, enclosed rear garden, laid to lawn, paved patio seating area, wooden summer house, path to rear of garden, outside light, outside tap, gated access both sides to front, wooden fence and hedge to perimeter.

**Agents Note**

EPC rating C73 (Full copy available on request)  
 Council tax band D (Own enquiries should be made via Breckland District Council)

- CHAIN FREE!
- Four Bedroom Detached House
- Double Garage
- Energy Efficiency Rating 73C
- Two Reception Rooms
- Two Gardens
- Off Road Parking
- Garden Room
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this superb, spacious, detached four bedroom house. This fantastic, substantial property has much to offer, including a double garage, two reception rooms, utility room, cloakroom with WC, good sized gardens, parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, hallway, lounge, dining room, kitchen, garden room, utility room, cloakroom with WC, four bedrooms, bathroom, double garage, parking, gardens, 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.

**Hallway**  
**11'1" (3.38m) x 8'0" (2.44m)**  
 Stairs to first floor, radiator.

**Lounge**  
**19'8" (5.99m) x 11'0" (3.35m)**  
 Brickwork open fireplace, UPVC double glazed window to front, radiator.

**Dining Room**  
**14'10" (4.52m) x 10'7" (3.23m)**  
 UPVC double glazed entrance door opening to rear garden, radiator, archway through to kitchen.

**Kitchen**  
**12'11" (3.94m) x 8'4" (2.54m)**  
 Fitted kitchen units to wall and floor, stainless steel sink unit with mixer tap and drainer, integrated Bosch double electric oven, integrated Bosch gas hob with extractor hood over, space and plumbing for dishwasher, space for tall upright fridge/freezer, built in storage cupboard, UPVC double glazed window to rear.

**Garden Room**  
**8'7" (2.62m) x 6'10" (2.08m)**  
 Sliding patio door opening to rear garden, UPVC double glazed window to rear, tiles to floor, radiator.

**Utility Room**  
**10'3" (3.12m) x 5'0" (1.52m)**  
 Fitted kitchen units to floor with work surfaces over, stainless steel sink unit with mixer tap and drainer, modern wall mounted gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to rear, radiator.

**Cloakroom**  
 Wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side, radiator.

**Stairs and Landing**  
 Built in cupboard housing hot water cylinder, UPVC double glazed window to side, radiator.

