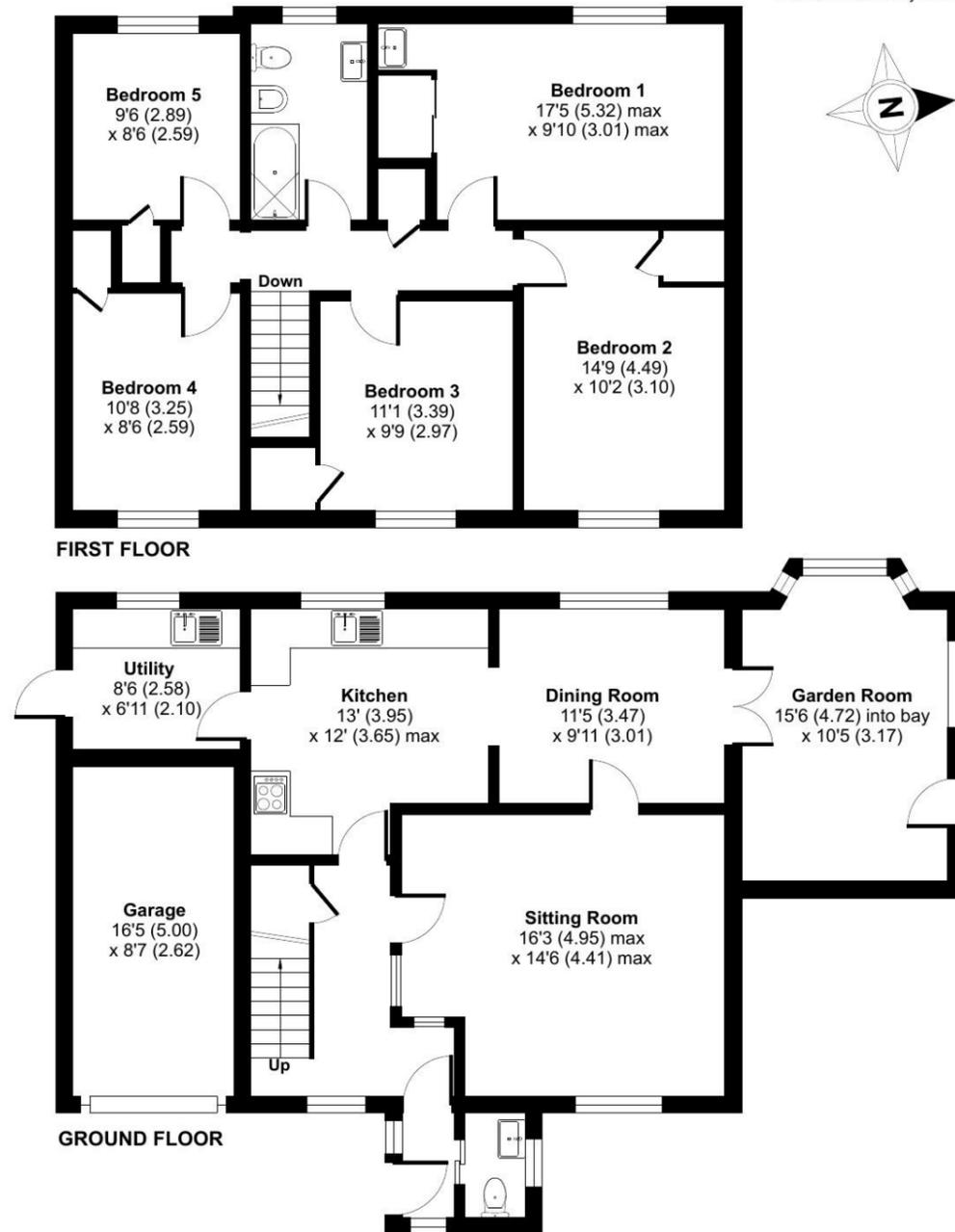


Ormesby Drive, Swaffham, PE37

Approximate Area = 1666 sq ft / 54.7 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1803 sq ft / 167.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1235960



Ormesby Drive, Swaffham, PE37 7SL

Spacious, detached five bedroom house situated in a cul-de-sac location on a popular development in Swaffham. This fantastic sizeable property offers three reception rooms, kitchen/breakfast room, utility room, garden room, garage, parking, gardens, gas central heating and UPVC double glazing.

Price £400,000 Freehold



Situated in a cul-de-sac location on a popular development in Swaffham, Longsons are delighted to bring to the market this well presented, spacious detached five bedroom house. This fantastic property offers three reception rooms, utility room, kitchen/breakfast room, garage, gardens, parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, hallway, sitting room, dining room, garden room, kitchen/breakfast room, utility room, cloakroom with WC, five bedrooms, bathroom, garage, parking, gardens, 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, as well as three primary schools and a secondary school. An excellent bus service connects 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 Porch

Composite entrance door to front, obscure glass UPVC double glazed window to front and side.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to side, radiator.

Hallway

Stairs to first floor, under stairs storage cupboard, UPVC double glazed window to front, wooden parquet flooring, radiator.

Sitting Room

16'3" (4.95m) x 14'6" (4.42m)
Feature brickwork working open fireplace, UPVC double glazed window to front, radiator.

Dining Room

11'5" (3.48m) x 9'11" (3.02m)
UPVC double glazed window to front, radiator, glazed double door opening to sun lounge.

Garden Room

15'6" (4.72m) x 10'5" (3.18m)
Double glazed windows to front rear and side, live flame effect gas fire and radiator

providing all year round usage, stable style door opening to rear garden.

Kitchen/Breakfast Room

13'0" (3.96m) x 12'0" (3.66m) Max
Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven with ceramic hob and extractor hood over, integrated dishwasher, integrated fridge, integrated microwave, tiled splashback, UPVC double glazed window to rear, radiator.

Utility Room

8'6" (2.59m) x 6'11" (2.11m)
UPVC double glazed stable style door opening to side, fitted kitchen units to walls and floor, space and plumbing for washing machine, wall mounted modern gas central heating boiler, tiled splashback, UPVC double glazed window to rear, space for tall upright fridge/freezer, radiator.

Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access.

Bedroom One

17'5" (5.31m) Max x 9'10" (3m) Max
Built-in wardrobe, wash basin set within fitted cabinet, UPVC double glazed window to rear, radiator.

Bedroom Two

14'9" (4.5m) x 10'2" (3.1m)
Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Three

11'1" (3.38m) x 9'9" (2.97m)
Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Four

10'8" (3.25m) x 8'6" (2.59m)
Built-in wardrobe, UPVC double glazed window to front, wall mounted electric heater.

Bedroom Five

9'6" (2.9m) x 8'6" (2.59m)
Built-in wardrobe, UPVC double glazed window to rear, wall mounted electric heater.

Bathroom

Bathroom suite comprising 'P' shaped bath with shower over and shower screen, wash basin set within fitted cabinet, bidet, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

Garage

16'5" (5m) x 8'7" (2.62m)
Main up and over door to front, electric lights and power.

Outside Front

Front garden laid to lawn, paved patio area, outside lights, shrubs and plants to borders, gated access to rear garden.

Rear Garden

Well maintained rear garden laid to lawn, paved patio seating area, wooden garden shed, further seating area laid to shingle, outside light, hedge and wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C72 (Full copy available on request)
Council tax band D (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.

- Five Bedroom Detached House
- Popular Swaffham Development
- Three Reception Rooms
- Energy Efficiency Rating C72
- Utility and Cloakroom
- Garage, Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing

