

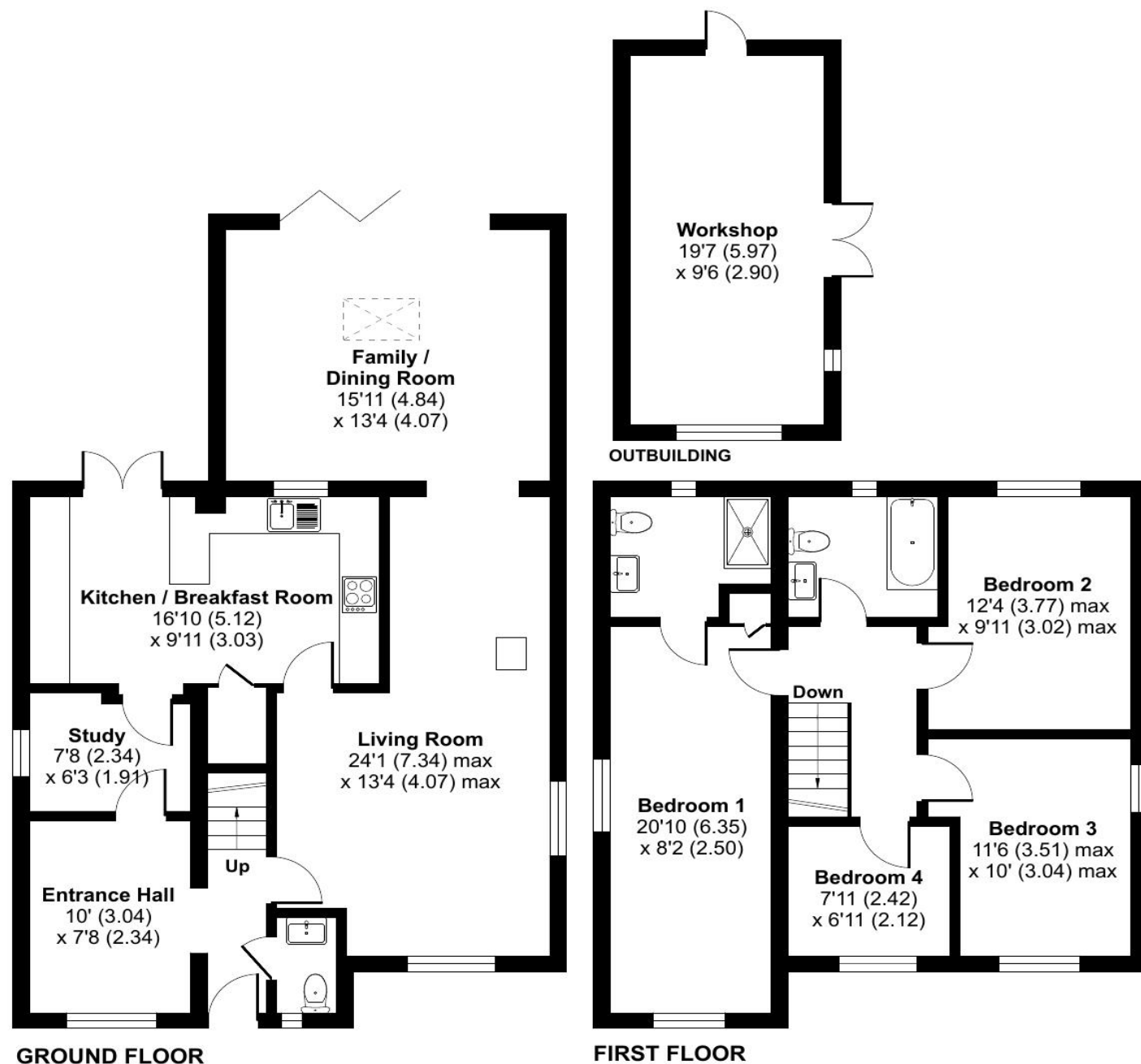
# Montagu Close, Swaffham, PE37

Approximate Area = 1535 sq ft / 142.6 sq m

Outbuilding = 186 sq ft / 17.2 sq m

Total = 1721 sq ft / 159.8 sq m

For identification only - Not to scale



## Montagu Close, Swaffham, Norfolk, PE37 7EQ

Extremely impressive, spacious detached modern four bedroom house situated in the popular market town of Swaffham. This superb property offers kitchen/breakfast room, family/dining room, en-suite, large gardens with workshop, gas central heating and aluminium double glazing.

Viewing highly recommended!

**Price £400,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1284163



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WOW!  
Situating in the popular market town of Swaffham, Longsons are delighted to bring to the market this extremely impressive, spacious detached modern four bedroom house. This superb property has a huge amount to offer and includes large kitchen/breakfast room, cloakroom, study, family/dining room, en-suite shower room, large gardens with workshop, parking for numerous vehicles, gas central heating and aluminium double glazing.

Viewing highly recommend to appreciate what is on offer.

Briefly the property offers entrance hall, cloakroom, study, kitchen/breakfast room, living room, family/dining room, four bedrooms, en-suite to bedroom one, family bathroom, gardens with workshop, ample off-road parking, gas central heating, aluminium 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. 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**  
**10'0" (3.05m) x 7'8" (2.34m)**

Composite, double glazed entrance door to front, radiator, stairs to the first floor, aluminium double glazed window to the front.

**Cloakroom**

WC, hand wash basin, radiator, aluminium double glazed window to front.

**Study**  
**7'8" (2.34m) x 6'3" (1.91m)**

Aluminium double glazed window to side, radiator.

**Kitchen/Breakfast Room**  
**16'10" (5.13m) x 9'11" (3.02m)**

Range of kitchen gloss effect anthracite units to walls and floor, work surface over, inset one and a half bowl composite sink with mixer tap and drainer, space for American style fridge/freezer, integrated dishwasher, electric oven, microwave combination oven, induction hob with extractor hood over, stainless steel splashback, kick boards with lighting, space

for tumble dryer, space and plumbing for washing machine, four seat breakfast bar, aluminium double glazed window to the rear, aluminium double glazed French doors leading to patio area, large understairs storage cupboard.

**Living Room**  
**24'1" (7.34m) Max x 13'4" (4.06m) Max**

Two anthracite tall radiators, built in modern wood burning stove, aluminium double glazed windows to front and side, doorway leading to family/dining room.

**Family/Dining Room**  
**15'11" (4.85m) x 13'4" (4.06m)**

Large open space perfect for a family gathering, aluminium double glazed bi-folding doors leading out to rear garden, bespoke lantern roof light, radiator.

**Bedroom One**  
**20'10" (6.35m) x 8'2" (2.49m)**

Built-in storage cupboard, aluminium double glazed window to front and side, loft access; boarded with ladder with (potential for conversion as benefits from a window STPP) radiator, door leading to en-suite.

**En Suite**

Walk-in double shower with rainfall shower head, tiled walls and floor, low level WC, hand wash basin with fitted vanity unit, extractor fan, aluminium obscured glass double glazed window to rear, radiator.

**Bedroom Two**  
**12'4" (3.76m) Max x 9'11" (3.02m) Max**

Aluminium double glazed window to the rear, radiator.

**Bedroom Three**  
**11'6" (3.51m) Max x 10'0" (3.05m) Max**

Aluminium double glazed window to the front & side, radiator.

**Bedroom Four**  
**7'11" (2.41m) x 6'11" (2.11m)**

Aluminium double glazed window to front, radiator.

**Bathroom**

Modern fitted suite comprising bath with partly tiled walls and floor, low level WC, hand washbasin within enclosed vanity unit, towel radiator, aluminium double glazed obscured window to rear.

**Outside Front**

The property benefits from a spacious brickweave driveway allowing ample parking and gated access to rear.

**Outside Rear**

The rear of the property has been cleverly designed to create both entertaining and relaxing spaces along with play areas for children, making it the perfect family garden. Benefits include a large lawned area which is accessed via steps built into a sleeper wall, bark area currently used for children's play area and large patio area coming off of both of the kitchen/breakfast room and dining room/family room, gated

side access and access to the purpose built workshop.

**Workshop**  
**19'7" (5.97m) x 9'6" (2.9m)**

Bespoke built workshop suitable for a variety of different uses, power, lighting, window to the side, double doors to the front and internal door leading to a wood store at the rear.

**Agent's Notes**

EPC rating C72 (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.

- Four Bedroom Detached House

- Family/Dining Room and Kitchen/Breakfast Room

- Cloakroom, En-Suite and Family Bathroom

- Energy Efficiency Rating C72

- Gardens with Workshop and Ample Parking

- Gas Central Heating and Aluminium Double Glazing

