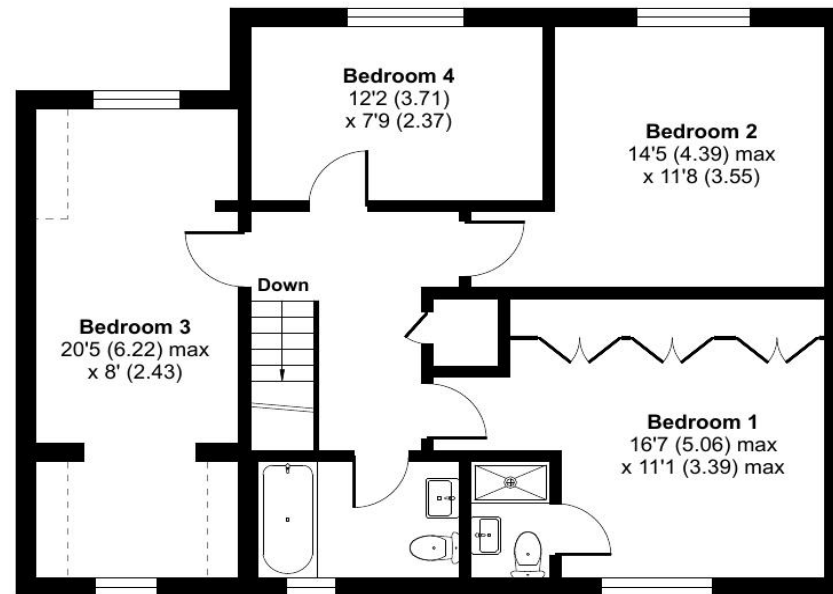
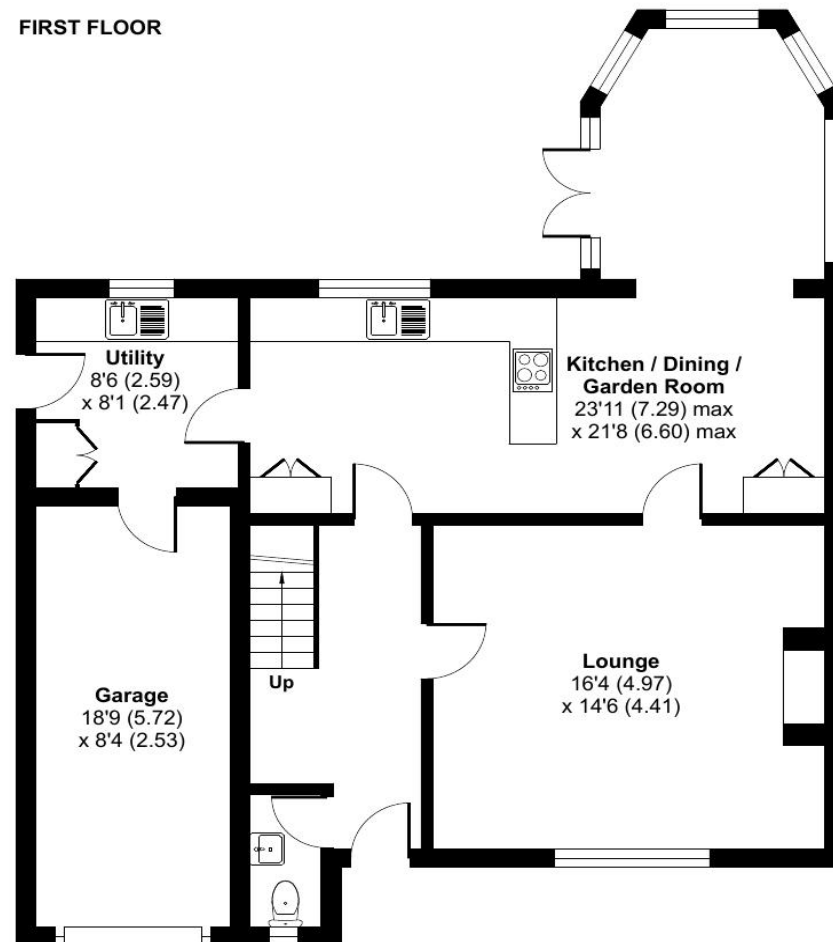


Ormesby Drive, Swaffham, PE37

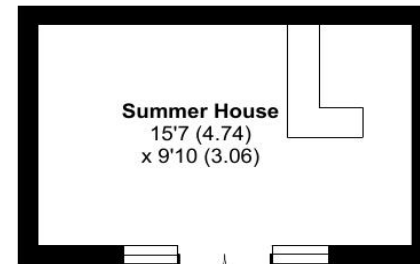
Approximate Area = 1534 sq ft / 142.5 sq m
 Limited Use Area(s) = 20 sq ft / 1.8 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding = 153 sq ft / 14.2 sq m
 Total = 1859 sq ft / 172.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Longsons. REF: 1302613



Ormesby Drive, Swaffham, PE37 7SL

Extremely well presented, modernised, spacious detached four bedroom house situated on a popular development in Swaffham. This fantastic property has much to offer and includes en suite shower room, log burning stove, open plan kitchen/dining/garden room, utility, garden bar/studio and much more!

Price £450,000 Freehold

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 Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this well presented, modernised, spacious detached four bedroom house. This fantastic property has much to offer and includes en suite shower room, log burning stove, open plan kitchen/dining/garden room, utility room, modern garden bar/studio, gardens, garage, parking and much more!

Entrance Hall

Composite entrance door to front, stairs to first floor, wood effect tiles to floor, radiator.

Lounge

16'4" (4.98m) x 14'6" (4.42m)

Feature fireplace with inset log burning stove, fitted cupboards and shelving to alcoves, UPVC double glazed window to front, radiator.

Open Plan Kitchen/ Dining/ Garden Room

23'11" (7.29m) Max x 21'8" (6.6m) Max

Fitted kitchen units to wall and floor, work surface over, composite sink unit

with mixer tap and drainer, integrated 5 ring induction hob with extractor hood over, integrated electric double oven, integrated dishwasher, integrated fridge/freezer, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows and vaulted ceiling to garden room, tiles to floor, 3 radiators.

Utility Room

8'6" (2.59m) x 8'1" (2.46m)

Fitted kitchen units with work surface over, 1.5 bowl sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, composite entrance door opening to side, UPVC double glazed window to rear, tiles to floor, internal door to garage, radiator.

Cloakroom

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

Stairs & Landing

Built in cupboard housing hot water cylinder, loft access.

Bedroom One

16'7" (5.05m) Max x 11'1" (3.38m) Max

Fitted wardrobes, UPVC double glazed window to front, radiator, door to en suite shower room.

En suite Shower Room

Double shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator.

Bedroom Two

14'5" (4.39m) Max x 11'8" (3.56m)

UPVC double glazed window to rear, radiator.

Bedroom Three

20'5" (6.22m) Max x 8'0" (2.44m)

UPVC double glazed windows to front and rear, storage and wardrobe space to eaves, 2 radiators.

Bedroom Four

12'2" (3.71m) x 7'9" (2.36m)

UPVC double glazed window to rear, radiator.

Bathroom

Modern bathroom suite comprising; double ended bath with stand alone water outlet and separate hand shower attachment, wall mounted wash basin, concealed cistern WC, wall mounted heated bluetooth mirror, obscure glass UPVC double glazed window to front, tiles to floor, radiator.

Integral Garage

18'9" (5.72m) x 8'4" (2.54m)

Remote controlled motorised main door to front, electric lights and power.

Outside Front

Front garden laid to lawn, off road parking and access to garage, outside tap, outside light, shrubs and plants to beds and borders, gated access to rear garden.

Rear Garden

Well presented, enclosed rear garden laid to lawn, paved patio seating area, covered seating area to rear of garden bar, shrubs and plants to borders and raised beds, outside light, gated access to front.

Garden Bar/Studio

15'7" (4.75m) x 9'10" (3m)

UPVC double glazed French doors opening to rear garden, full height UPVC double glazed window, electric, light and power.

Agents Note

EPC rating D67 (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.

- Spacious, Detached House
- Four Bedrooms
- Log Burning Stove
- Energy Efficiency Rating D67
- Open Plan Kitchen/Dining/Family Room
- Modern Garden Bar/Studio
- En Suite Shower Room
- Viewing Highly Advised!

