

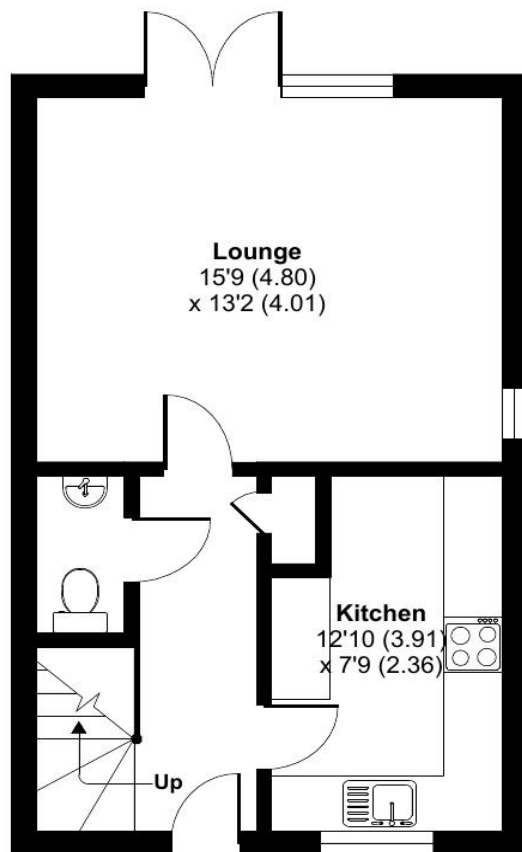
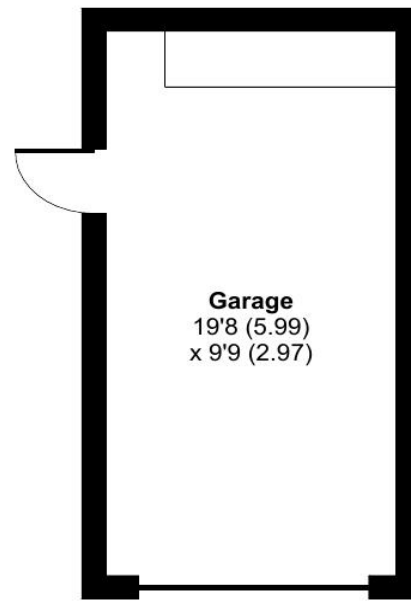
Leveret Green, Swaffham, PE37

Approximate Area = 840 sq ft / 78 sq m

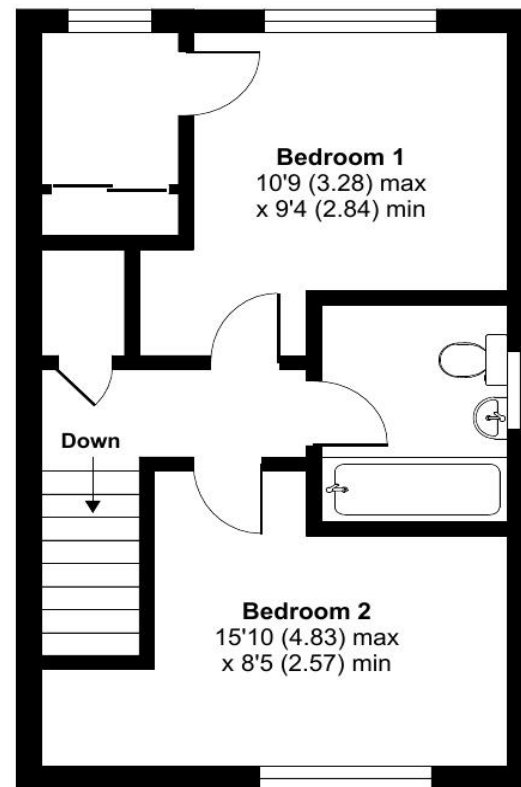
Garage = 193 sq ft / 17.9 sq m

Total = 1033 sq ft / 95.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1368784



Leveret Green, Swaffham, PE37 8LW

Very well presented, semi-detached two bedroom house built by the respected Abel Homes situated on the popular Swans Nest development. The property offers integrated Bosch appliances to the modern kitchen, remainder of NHBC warranty, dressing room to bedroom one, solar PV and gas central heating.

Price £230,000 Freehold

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Built with energy efficiency in mind, Longsons are delighted to bring to the market this very well presented, two double bedroom semi-detached Abel Home. Situated on the popular Swans Nest development located next to open space with an open outlook to the front, the property offers modern kitchen with integrated Bosch appliances, remainder of NHBC warranty, bedroom one with dressing room, cloakroom with WC, solar PV, garage, parking, gardens, gas central heating and UPVC triple glazed windows.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom with WC, two double bedrooms; dressing room to bedroom one, bathroom, garage, gardens, parking, gas central heating, solar PV and UPVC triple glazed windows.

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.

Entrance Hall

Composite entrance door to front, built-in cupboard, radiator, stairs to first floor.

Lounge

15'9" (4.8m) x 13'2" (4.01m)
UPVC double glazed French doors opening to rear garden with UPVC full length triple glazed window to it's side, UPVC triple glazed window to side, two radiators.

Kitchen

12'10" (3.91m) x 7'9" (2.36m)
Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch

double oven and Bosch gas hob with extractor hood over, integrated Bosch fridge/freezer, integrated Bosch dishwasher, space and plumbing for washing machine, tiled splashback, tiles to floor, UPVC triple glazed window to front.

Cloakroom

Wash basin with mirror, WC, tiled splashback, tiles to floor, extractor fan, radiator.

Stairs & Landing

Built in cupboard housing hot water cylinder with fitted shelving, loft access.

Bedroom One

10'9" (3.28m) x 9'4" (2.84m)
UPVC triple glazed window to rear, radiator, door leading to dressing room.

Dressing Room

Originally and en-suite with facilities to convert back if required, fitted double mirrored wardrobe, UPVC obscured glass triple glazed window to rear, radiator.

Bedroom Two

15'10" (4.83m) Max x 8'5" (2.57m)

UPVC triple glazed window to front, fitted shelving/storage to alcove, radiator.

Bathroom

Bathroom suite comprising; bath with shower attachment and shower screen with full height tiling, wall mounted hand wash basin with tiled splashback, WC, composite flooring, towel radiator, obscure glass UPVC triple glazed window to side, extractor fan, radiator.

Outside Front

Brickweave driveway leading to garage with parking for three vehicles, pathway to front door, outside light, shrubs and plants to beds and borders, gated access to rear.

Garage

19'8" (5.99m) x 9'9" (2.97m)

Motorised main up and over door to front, entrance door to side opening to rear garden, fitted units to rear wall, electric power and lights.

Rear Garden

Paved patio seating area, paved pathway to garage, area laid to lawn, wooden fence to perimeter, plants and shrubs to beds and borders, outside tap, water butt collecting grey water, gated access to front.

Agents Note

EPC rating A93 (Full copy available on request)
Council tax band B (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.

- Very Well Presented Semi-Detached Abel Home
- Two Double Bedrooms
- Modern Kitchen with Integrated Bosch Appliances
- Energy Efficiency Rating A93
- Built with Energy Efficiency in Mind
- Garage, Parking & Gardens
- Dressing Room to Bedroom One
- Gas Central Heating and Triple Glazed Windows and Solar PV

