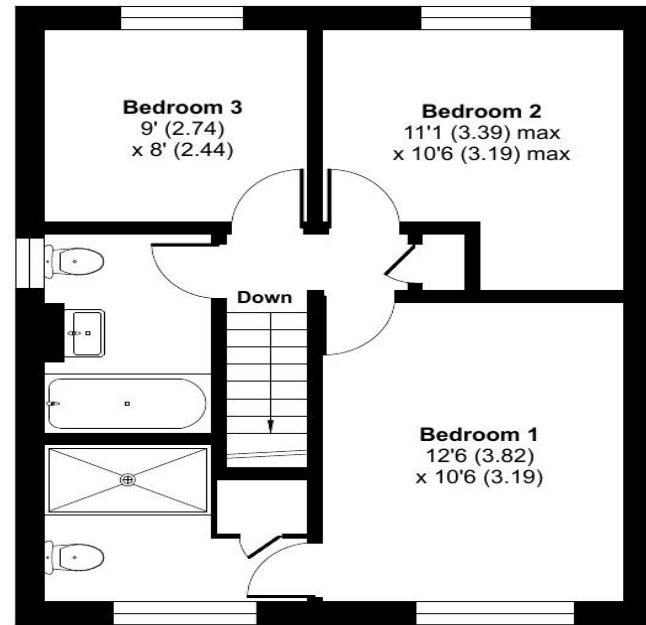


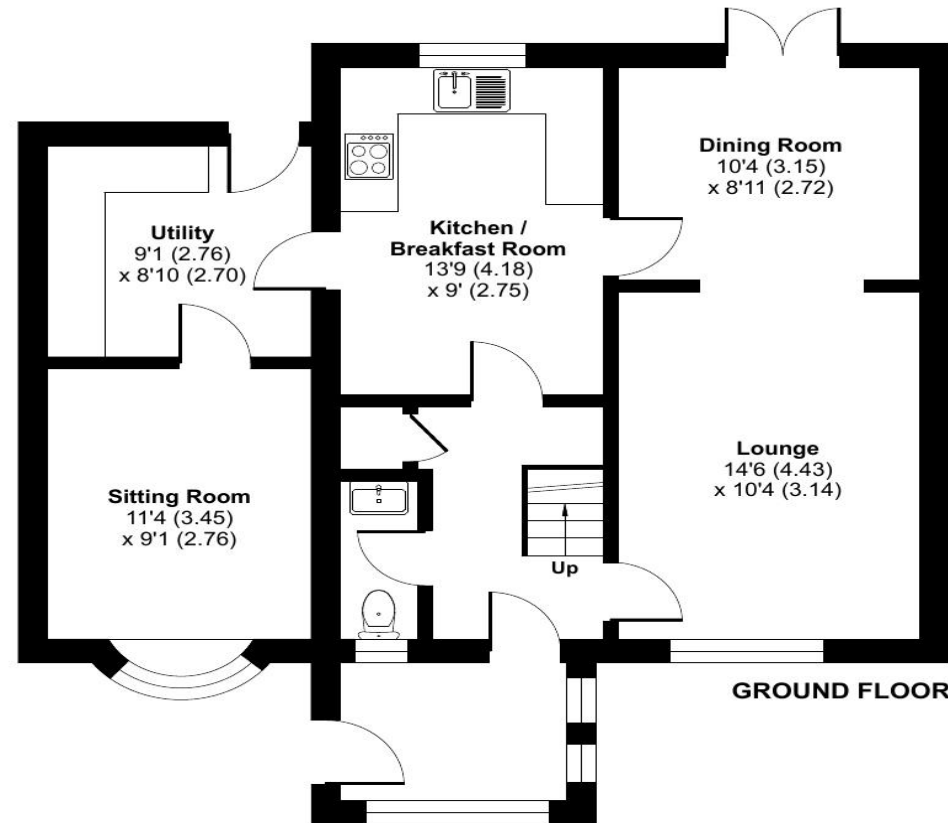
Aldiss Close, Swaffham, PE37

Approximate Area = 1216 sq ft / 112.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1373348



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Aldiss Close, Swaffham, PE37 7UG

Very well presented, detached three bedroom house with two reception rooms situated on the popular Heathlands development. The property offers en-suite shower room, cloakroom, utility room, parking, gardens, gas central heating and UPVC double glazing.

Guide Price £300,000 to £325,000 Freehold

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Situated on the popular Heathlands development, Longsons are delighted to bring to the market, this very well presented, detached three bedroom house.

This fabulous property offers en-suite shower room, cloakroom with WC, kitchen/breakfast room, utility room, two reception rooms, parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, entrance hall, kitchen/breakfast room, utility room, lounge/dining room, snug, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, gardens, parking, gas central heating and UPVC double glazing.

Entrance Porch

UPVC double glazed door opening to front, UPVC obscure glass window to front and side, tiles to floor.

Entrance Hall

Stairs to first floor, tiles to floor, built in storage cupboard, radiator.

Lounge

14'6" (4.42m) x 10'4" (3.15m)

UPVC double glazed window to front, radiator.

Dining Room

10'4" (3.15m) x 8'11" (2.72m)

UPVC double glazed French doors opening to rear garden, radiator.

Kitchen/Breakfast Room

13'9" (4.19m) x 9'0" (2.74m)

Fitted kitchen units to walls and floor, worksurface over, enamel sink unit with mixer tap and drainer, integrated double electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine and slimline dishwasher, space for tall fridge/freezer, water softener, UPVC double glazed window to rear, tiled splashback, tiles to floor, radiator.

Utility Room

9'1" (2.77m) x 8'10" (2.69m)

Fitted kitchen units to floor, worksurface over, UPVC double glazed entrance door opening to rear garden, tiles to floor.

Sitting Room

11'4" (3.45m) x 9'1" (2.77m)

UPVC double glazed window to front, electric radiator.

Cloakroom

Wash basin set within fitted cabinet, WC, tiles to floor, tiled splashback.

Stairs and Landing

Loft access, built-in cupboard housing hot water cylinder.

Bedroom One

12'6" (3.81m) x 10'6" (3.2m)

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

En-Suite Shower Room

Large double shower cubicle, WC, towel radiator, obscure glass UPVC double glazed window to front, fully tiled walls.

Bedroom Two

11'1" (3.38m) x 10'6" (3.2m)

UPVC double glazed window to rear, radiator.

Bedroom Three

9'0" (2.74m) x 0" (0m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath, wash basin set within fitted cabinet, WC, fully tiled walls, towel radiator, tiles to floor, obscure glass UPVC double glazed window to side, extractor fan.

Outside Front

Front garden laid to lawn, driveway providing off-road parking, gated access to rear garden, hedge to front perimeter.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed with electric, lights and power, greenhouse, shrubs and plants to beds and borders, outside tap, outside lights, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C70 (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.

- Three Bedroom Detached House
- Two Reception Rooms
- En-Suite, Cloakroom and Bathroom
- Energy Efficiency Rating C70
- UPVC Double Glazing and Gas Central Heating
- Gardens and Parking

