

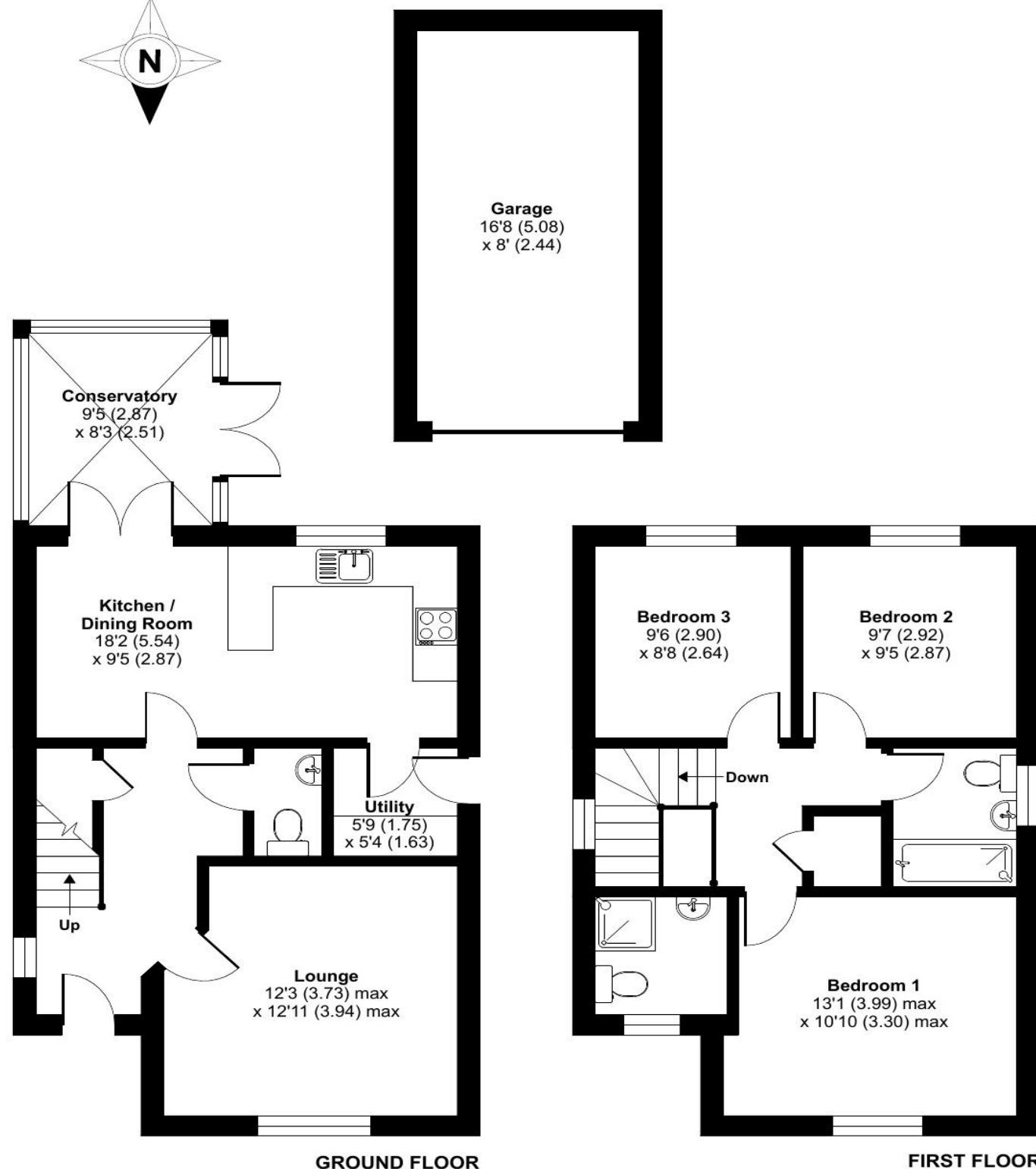
# Excalibur Drive, Swaffham, PE37

Approximate Area = 1079 sq ft / 100.2 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



LONGSONS

## Excalibur Drive, Swaffham, PE37 8FW

Superb, extremely well presented modern detached three bedroom house. This fantastic property offers kitchen/dining room, utility room, conservatory, en-suite shower room, cloakroom with WC, garage, parking, gas central heating and UPVC double glazing.

Viewing highly recommended.

**Offers in Excess of £290,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1385767





LONGSONS

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this fantastic extremely well presented detached modern three bedroom house. This superb property offers kitchen/dining room, utility room, conservatory, en-suite shower room, cloak room with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing Highly Recommended!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, conservatory, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, 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, abundant free parking, as well three primary schools and a secondary school. 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

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, UPVC double glazed window to side, radiator.

#### Lounge

12'3" (3.73m) x 12'11" (3.94m)

Feature fireplace with modern inset electric fire, UPVC double glazed window to front, radiator.

#### Kitchen/Dining Room

18'2" (5.54m) x 9'5" (2.87m)

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 electric oven with gas hob and extractor hood over, space and plumbing for dishwasher, space for large American style fridge/freezer, UPVC double glazed entrance door opening to conservatory, UPVC double glazed window to front, radiator.

#### Utility Room

5'9" (1.75m) x 5'4" (1.63m)

Fitted kitchen unit to floor, work surface over, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, built-in storage cupboard, composite entrance door opening to side, radiator.

#### Conservatory

9'5" (2.87m) x 8'3" (2.51m)

Double glazed conservatory, French doors opening to rear garden, electric power sockets.

#### Cloakroom

Hand wash basin, WC, extractor fan.

#### Stairs and Landing

Built-in storage cupboard, loft access, UPVC double glazed window to side.

#### Bedroom One

13'1" (3.99m) x 10'10" (3.3m)

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

#### En-Suite Shower Room

Shower cubicle, hand wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front.

#### Bedroom Two

9'7" (2.92m) x 9'5" (2.87m)

UPVC double glazed window to rear, radiator.

#### Bedroom Three

9'6" (2.9m) x 8'8" (2.64m)

UPVC double glazed window to rear, radiator.

#### Bathroom

Suite comprising bath with shower over and shower screen, hand wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side, extractor fan, tiled splashback.

#### Garage

16'8" (5.08m) x 8'0" (2.44m)

Main up and over door to front, electric power and lights.

#### Outside Front

Low maintenance front garden laid to granite chippings with a selection of shrubs, driveway providing off-road parking, outside lights, gated access to rear garden.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, raised feature garden pond, outside tap, wooden fence to perimeter, gated access to front.

#### Agent's Note

EPC rating B84 (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.

- Modern Detached Three Bedroom House
- Extremely Well Presented
- Kitchen/Dining Room and Utility
- Energy Efficiency Rating B84
- Cloakroom, Bathroom and En-Suite
- Conservatory
- Garage, Parking and Gardens
- Viewing Highly Recommended

