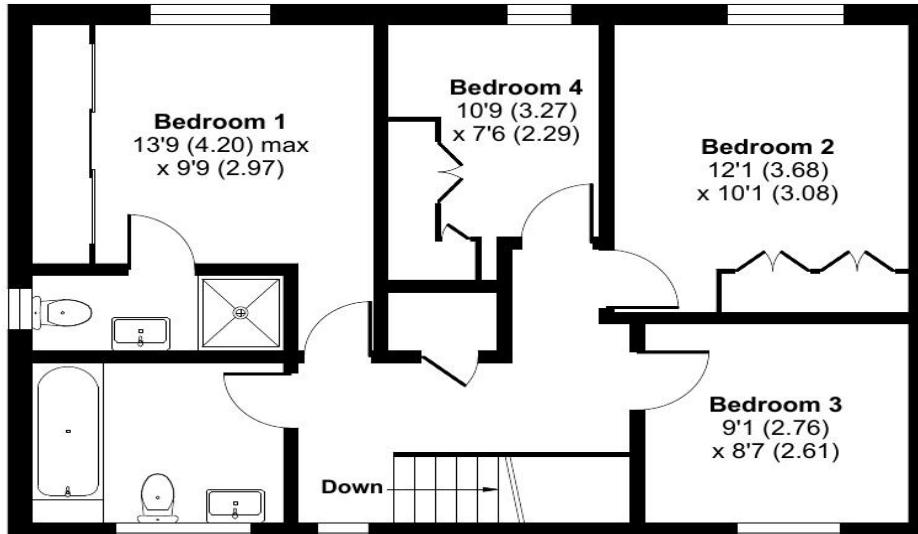
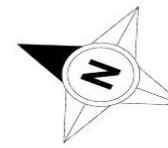
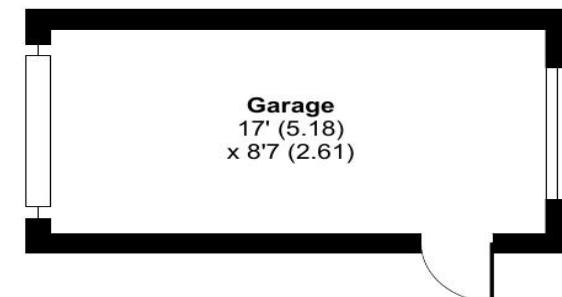
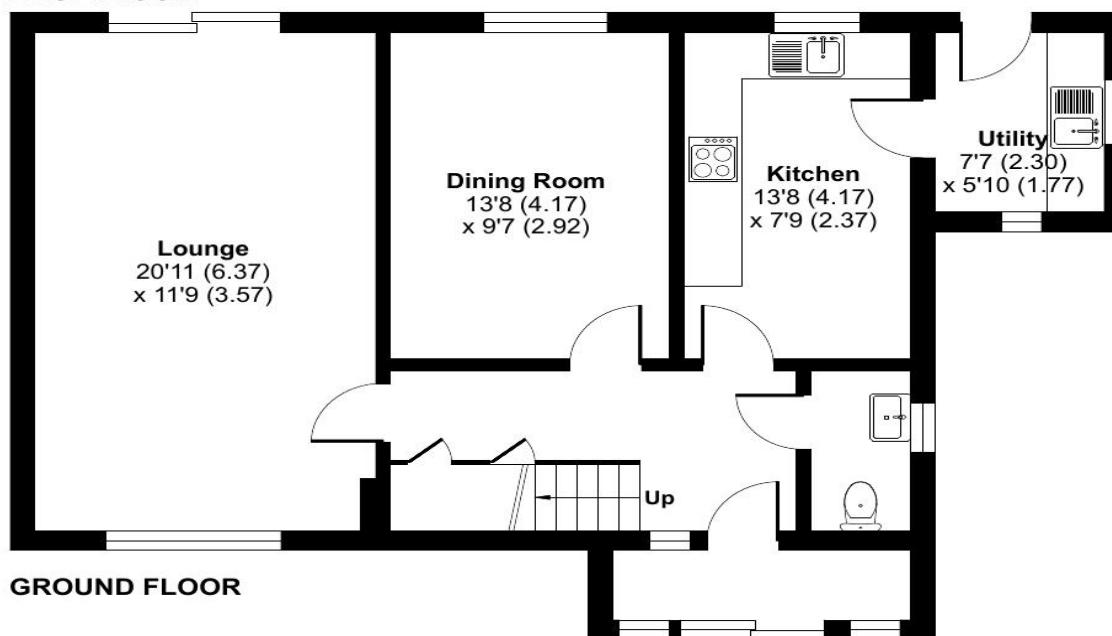


Bittern Close, Swaffham, PE37

Approximate Area = 1344 sq ft / 124.8 sq m
 Garage = 146 sq ft / 13.6 sq m
 Total = 1490 sq ft / 138.4 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). © nichecom 2024. Produced for Longsons. REF: 1267518



LONGSONS

7 Bittern Close, Necton, Swaffham, PE37 8NP

Extremely well presented, detached 4 bedroom house situated in the corner of a cul-de-sac in the popular well serviced village of Necton. This fantastic property offers 2 reception rooms, utility room, generous well presented gardens, garage, parking, GCH and en-suite.

Guide Price £400,000 to £425,000 Freehold





LONGSONS

Situated in a cul-de-sac location in the popular well serviced village of Necton, Longsons are delighted to bring to the market this extremely well presented spacious detached four bedroom house.

This superb property has much to offer and includes two reception rooms, utility room, en-suite shower room, cloakroom with WC, water softener, garage, parking, delightful extremely well maintained gardens, garage, parking, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Entrance Porch

UPVC double glazed sliding entrance door, UPVC double glazed windows to front and sides, tiles to floor.

Hallway

Stairs to first floor, understairs cupboard housing hot water cylinder, radiator.

Lounge

20'11" (6.38m) x 11'9" (3.58m)

Modern feature electric fireplace, UPVC sliding patio doors opening to rear garden, UPVC double glazed window to front, two radiators.

Dining Room

13'8" (4.17m) x 9'7" (2.92m)

UPVC double glazed window to rear, radiator.

Kitchen

13'8" (4.17m) x 7'9" (2.36m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with drainer and separate drinking water tap, water softener under sink, integrated Neff electric oven with Neff ceramic hob and extractor hood over, space for under counter fridge and freezer, UPVC double glazed window to side and front, radiator.

Utility Room

7'7" (2.31m) x 5'10" (1.78m)

Fitted kitchen units, work surface over, stainless steel sink unit, space and plumbing for washing machine, space

for undercounter fridge or freezer, modern wall mounted gas central heating boiler, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, front and side, radiator.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to side, radiator.

Stairs and Landing

Built-in airing cupboard with radiator and slatted shelving, loft access, UPVC double glazed window to front, radiator.

Bedroom One

13'9" (4.19m) Max x 9'9" (2.97m)

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

En-suite Shower Room

Shower cubicle, wash basin, WC, tiles to floor, radiator, extractor fan, obscure glass UPVC double glazed window to side.

Bedroom Two

12'1" (3.68m) x 10'1" (3.07m)

UPVC double glazed window to rear, radiator.

Bedroom Three

9'1" (2.77m) x 8'7" (2.62m)

UPVC double glazed window to rear, radiator.

Bedroom Four

10'9" (3.28m) x 7'6" (2.29m)

UPVC double glazed window to front, radiator.

Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin set within fitted cabinets, WC, radiator, tiles to floor, tiled splashback, obscure glass UPVC double glazed window to front, extractor fan, radiator.

Garage

17'0" (5.18m) x 8'7" (2.62m)

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

opening to rear garden, UPVC double glazed window to rear.

Outside Front

Generous selection of shrubs and plants to well maintained beds and borders, driveway providing off-road parking path to front door, gated access to rear garden.

Rear Garden

Absolutely delightful, generous enclosed rear garden laid to lawn, two paved patio seating areas to catch the sun at various times of day, established shrubs, trees and plants throughout, outside lights, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C74 (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.

- Extremely Well Presented, Spacious Detached House
- Four Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C74
- Utility and Cloakroom
- En-Suite Shower and Family Bathroom
- Water Softener
- Extremely Well Presented Gardens
- Garage and Off-Road Parking
- Gas Central Heating and UPVC Double Glazing

