



12 Lancaster Road

£300,000

A newly built four-bedroom detached house situated within a new development in the sought-after market town of Swaffham. This property is ideal for a growing family with potential extra's to be discussed with the site.

There is a separate entrance hall that leads to two further receptions, a generous living room and separate dining room. Further on, there is a spacious kitchen/breakfast room with integrated oven & hob plus recess for fridge/freezer and dish washer. Additionally, there is a utility room and cloakroom/WC.

Upstairs, are the four bedrooms, with bedroom one being complemented with an en-suite shower room with the other rooms being serviced by a family bathroom.

Outside, to the front, is a small garden area that overlooks a green and children's play area. To the rear, is a garden with footpath to rear, leading to off-street parking for two vehicles via a driveway to garage. 10 Year NHBC guarantee and No Onward Chain.



Services

Gas central heating. Mains water, drainage and electricity are connected.

Situation

Swaffham is a Breckland market town offering a range of independant and national retailers, shops and supermarkets, including Tescos and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) for far away.

Directions

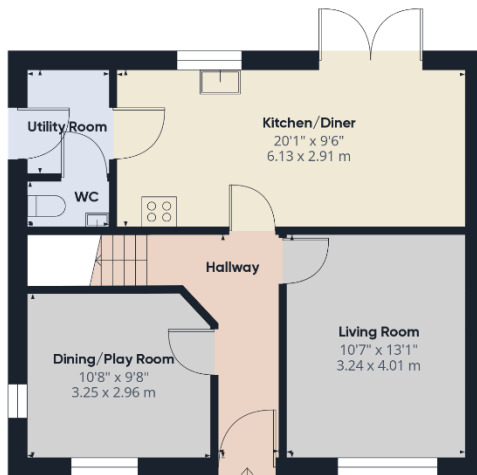
To find the property from Dereham, proceed along the A47 in direction of King's Lynn. At the roundabout, take the first left onto Norwich Road and followed by the right hand turning onto Lancaster Road. The property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

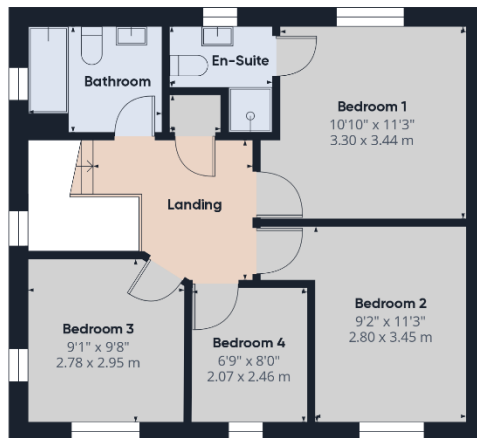
This property is being marketed by our Dereham office and the property reference is AD0366.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1

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Approximate total area^m

1102.64 ft²

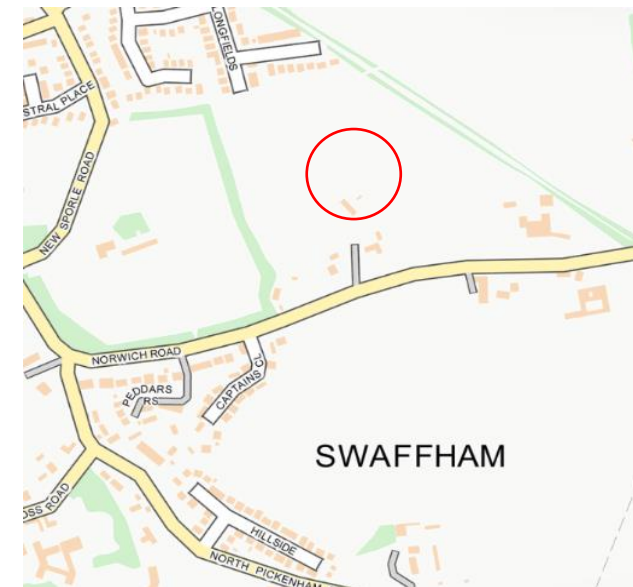
102.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk