





# 11 Adastral Place

Guide Price £300,000 - £325,000

An extended corner plot three-bedroom detached bungalow situated in the sought-after market town of Swaffham.

This property is ideal for those who are looking to downsize or enjoy a great plot.

As you enter, there is a separate entrance hall that leads through to the kitchen/dining room, this room boasts a range of fitted units including a peninsula worktop, a door that leads to a further lobby with access to a storage cupboard, cloakroom/WC and utility room. Adjacent are double doors leading to a cosy living room that is complemented by a log burner.

Further on, there are three bedrooms, two of which are double in size with bedroom one benefitting from fitted wardrobes. These rooms are serviced by a re-fitted shower room.

Outside, to the front is off-street parking via a driveway that leads to a carport, and a garden area with laid grass.

To the rear, is a generous plot with laid patio, laid to lawn grass, shrubs and various planted fruit trees.





## 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 followed by the right hand turning onto New Sporle Road. Take the first left hand turning onto Adastral Place where the property will be found on the left hand side.

**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 AD0384.

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.







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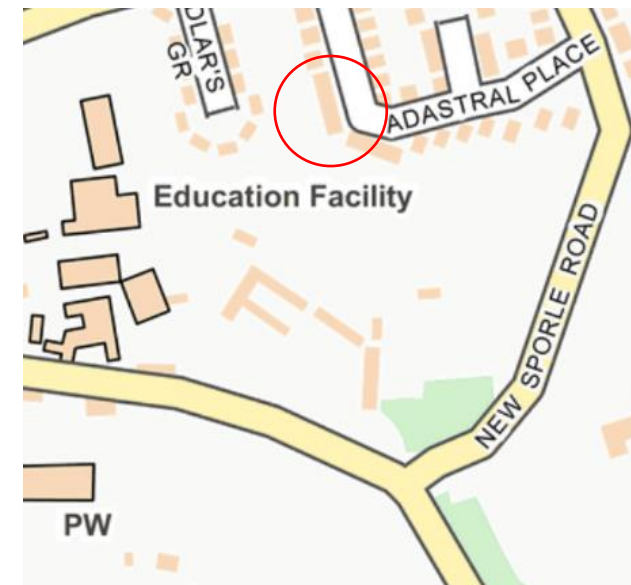
Approximate total area<sup>(1)</sup>  
923.98 ft<sup>2</sup>  
85.84 m<sup>2</sup>

(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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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