



4 Brimstone Close

£250,000

A well presented three-bedroom semi-detached house situated in the ever-popular market town of Swaffham. Constructed in 2020 by renowned local builder Abel Homes, this property is ideal for a first-time buyer or someone looking for the next step on the property ladder.

As you enter there is an entrance hall with adjacent cloakroom/WC and storage cupboard, there is then a white high gloss fitted kitchen with a range of integrated appliances including a dishwasher, fridge/freezer and oven/hob. Further on, is a generous living room with a spacious storage cupboard and patio doors to garden.

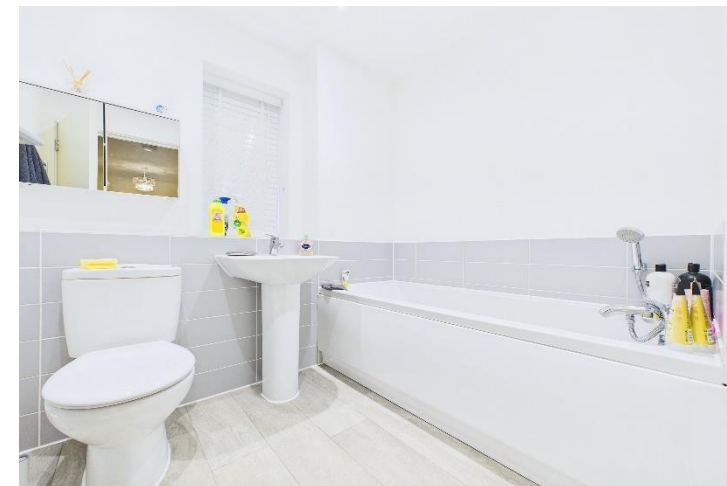
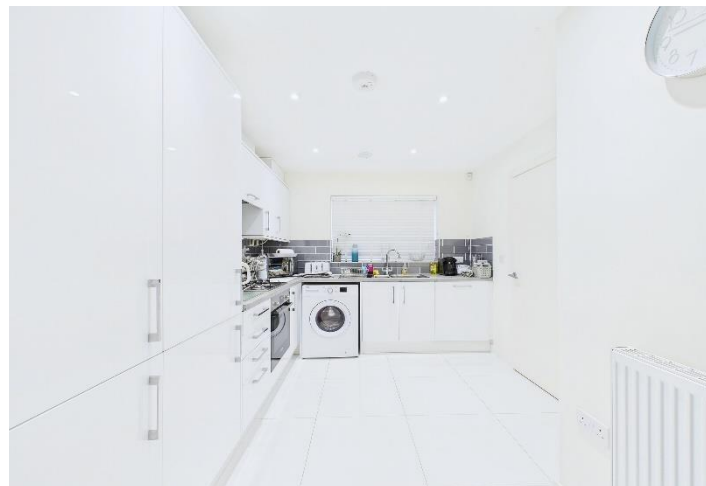
Upstairs, is the landing with airing cupboard and the three bedrooms. Bedroom one benefits from an en-suite shower room and the other two bedrooms being serviced by a family bathroom suite.

Outside, to the front, is off-street parking for two vehicles via a shingled private driveway to garage with electric up and over door.

To the rear, is a secluded garden with a patio area and laid to lawn grass.

Services

Gas central heating. Mains water, drainage, and electricity are connected. Solar panels fitted to the roof.



Situation

Swaffham is a Breckland market town offering a range of independent 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

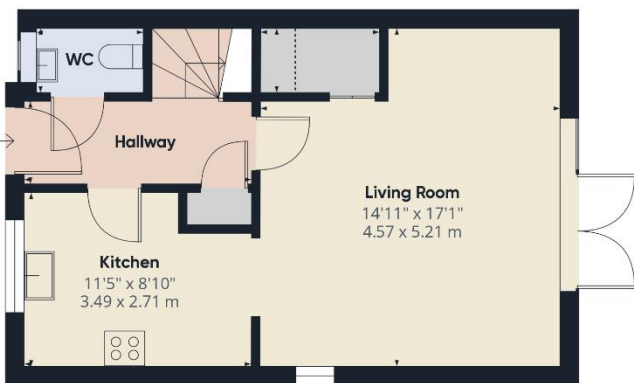
To find the property leave Dereham on the A47 to Swaffham. At the roundabout take the first turning onto Norwich Road, followed by the left turning onto North Pickenham Road and then the first right turning onto White Cross Road. At the roundabout take the first turning onto London Street and onto Brandon Road. Take the left hand turning onto Otter Road, following by the left turning onto Ringlet Road and left again onto Dragonfly Way. Take the left turning onto Brimstone Close 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.

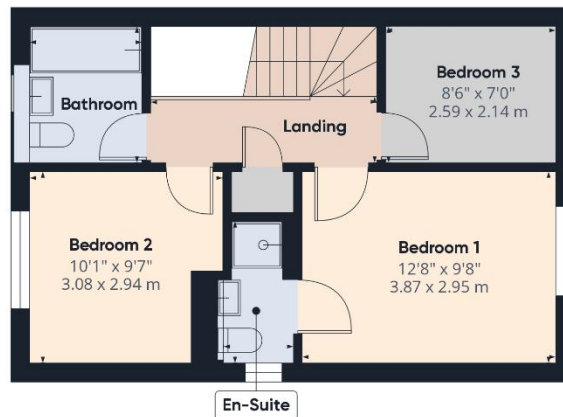
This property is being marketed by our Dereham office and the property reference is AD0396.

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 area¹⁾

1036.11 ft²

96.26 m²

Reduced headroom

5.67 ft²

0.53 m²

(1) Excluding balconies and terraces

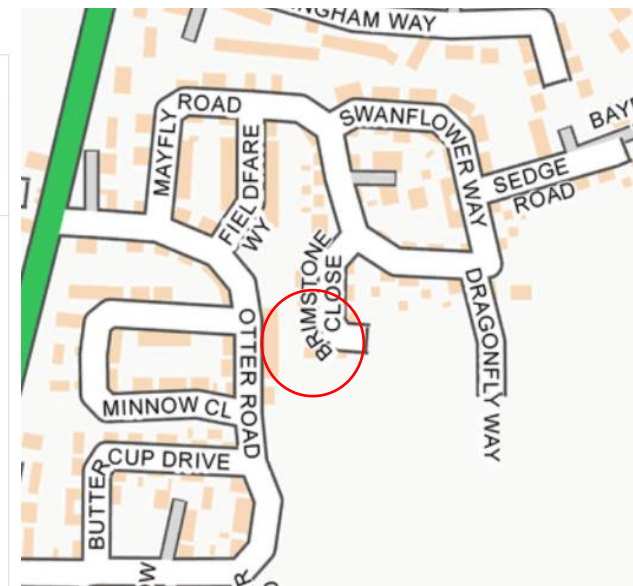
Reduced headroom

..... Below 5 ft/1.5 m

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	92	94
(81-91) B		
(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	

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