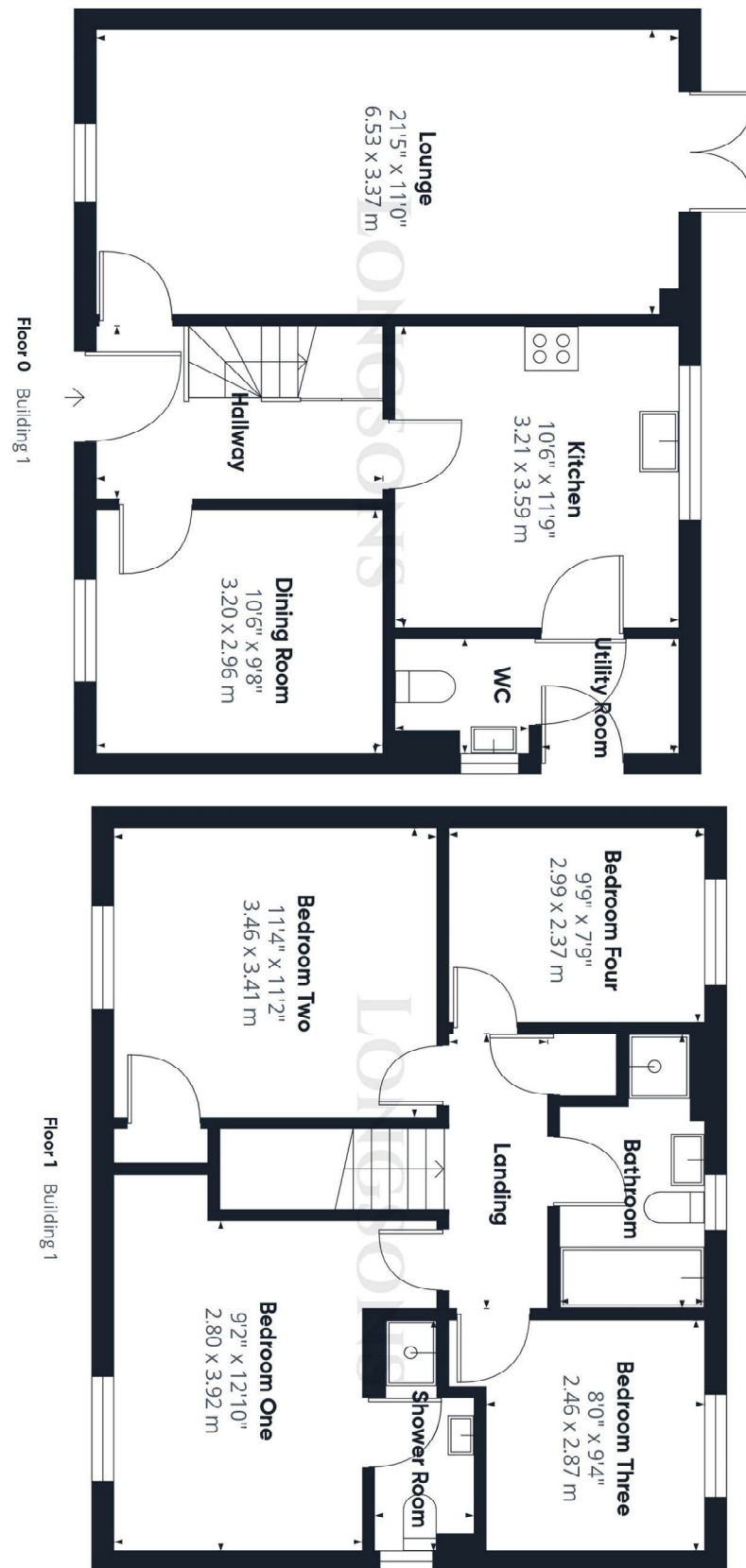




1 Sea Lord Close, Swaffham, PE37 7JP

Very well presented four bedroom detached house built by the much respected Abel homes in the market town of Swaffham. Built with energy efficiency in mind with solar panels for hot water, integrated appliances to kitchen, en-suite, utility, garage, parking UPVC double glazing and GCH.

Guide Price £350,000- £375,000 Freehold





Situated on a popular development, overlooking a communal green and duck pond in the market town of Swaffham, Longsons are delighted to bring to the market this very well presented detached four bedroom house. Built by the respected Abel homes and with energy efficiency in mind offering solar panels for heating water, two reception rooms, en-suite shower room to bedroom one, utility room and cloakroom, garage, parking UPVC double glazing and gas central heating.

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 as 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 door to front, stairs to first floor, under stairs storage cupboard, tiles to floor, radiator.

Lounge

21'5" (6.53m) x 11'0" (3.35m)

Wooden Parquet flooring, UPVC double glazed window to front, UPVC double glazed French doors opening to rear garden, two radiators.

Kitchen/Breakfast Room

11'9" (3.58m) x 10'6" (3.2m)

Range of fitted units to walls and floor, granite work surface over with integrated drainer and mixer tap, granite up-stands, integrated double electric oven, gas hob with extractor fan over, integrated fridge/freezer and dishwasher, tiles to floor, UPVC double glazed window to rear.

Utility Room

Kitchen units to wall, granite work surface with up-stands, integrated waste bin, space and plumbing for washing machine, tiles to floor, UPVC double glazed door to side.

WC

Hand wash basin, tiled splashback, WC, tiles to floor, obscure glass UPVC double glazed window to side, radiator.

Dining Room

10'6" (3.2m) x 9'8" (2.95m)

Wooden parquet flooring, UPVC double glazed door to front, radiator.

Stairs and Landing

Loft access, cupboard housing hot water cylinder.

Bedroom One

12'10" (3.91m) x 9'2" (2.79m)

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

En-Suite Shower Room

Shower cubicle, hand wash basin, partly tiled walls, obscure glass UPVC double glazed window to side, radiator.

Bedroom Two

11'4" (3.45m) x 11'2" (3.4m)

Built-in storage cupboard, UPVC double glazed window to rear, radiator.

Bedroom Three

9'4" (2.84m) x 8'0" (2.44m)

UPVC double glazed window to rear, radiator.

Bedroom Four

9'9" (2.97m) x 7'9" (2.36m)

UPVC double glazed window to rear, radiator.

Bathroom

Bath with mixer tap, shower cubicle, hand wash basin, WC, partly tiled walls, obscure glass UPVC double glazed window to front, extractor fan, radiator.

Outside Front

Overlooking communal green and duck pond, path to front door, established hedge and tree, gravelled driveway to garage with additional parking for four vehicles.

Garage

18'3" (5.56m) x 15'0" (4.57m)

Electric motorised roller door to front.

Rear Garden

Paved patio seating area, decorative borders laid to slate chippings with plants and shrubs, area laid to lawn, wooden fence to perimeter, outside tap, gated access to front.

Agent's Note

EPC rating C79 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

The property benefits from solar panels which heat water.

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.

- Four Bedroom Detached House
- Respected Abel Home
- Two Reception Rooms
- Energy Efficiency Rating C79
- Garage, Parking and Gardens
- Solar Panels for Hot Water
- UPVC Double Glazing and Gas Central Heating
- Viewing Highly Recommended!

