

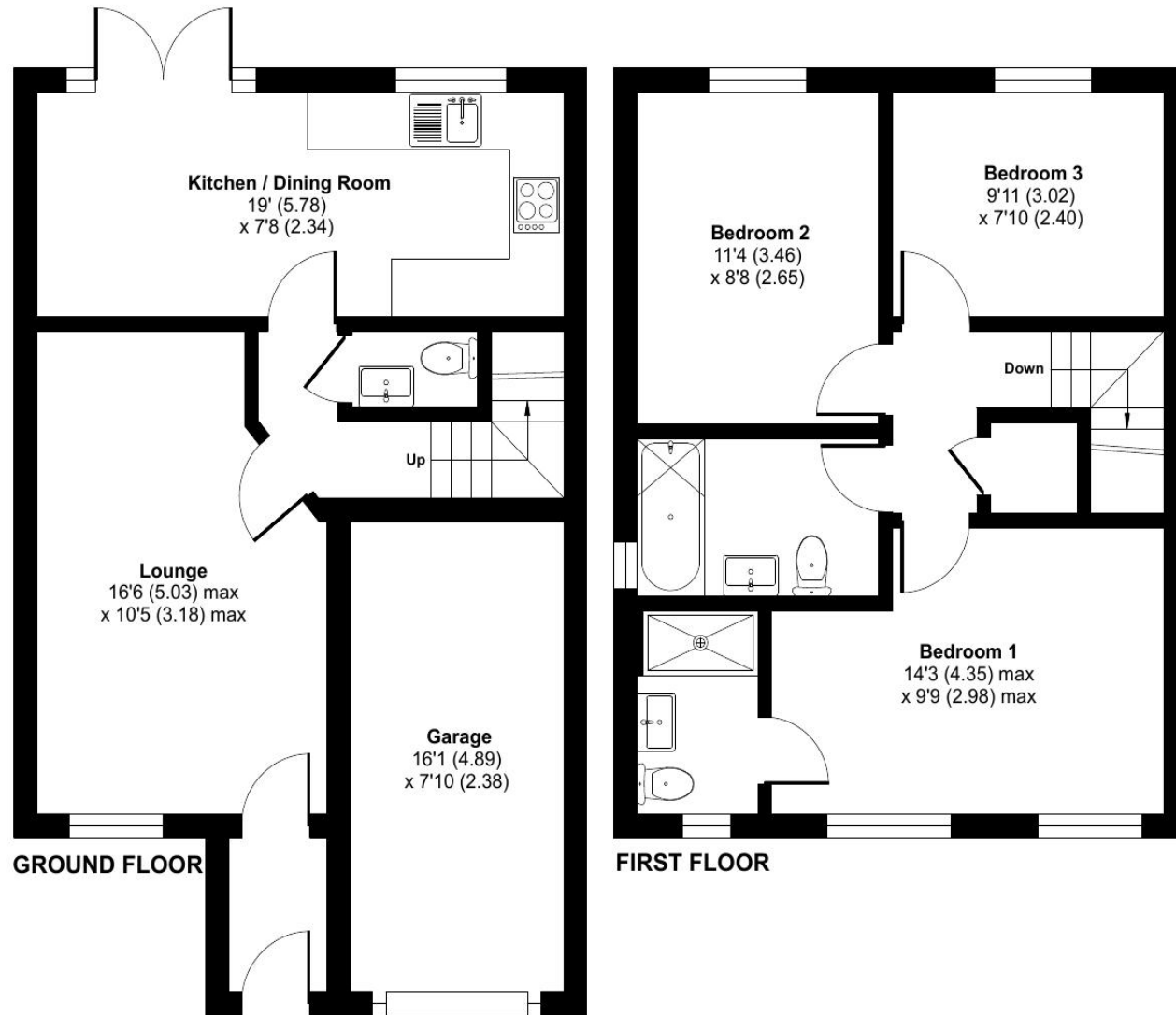
# Valiant Close, Swaffham, PE37

Approximate Area = 865 sq ft / 80.3 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 989 sq ft / 91.8 sq m

For identification only - Not to scale



## Valiant Close, Swaffham, PE37 8FB

Very well presented, modern recently built semi detached three bedroom situated at the end of a cul de sac. This fantastic property offers en-suite shower room, cloakroom with WC, garage, side by side parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

**Price £270,000 Freehold**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1323795



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**Bedroom Three**  
**9'11" (3.02m) x 7'10" (2.39m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, towel radiator, tiled splashback, extractor fan.

**Garage**

**16'1" (4.9m) x 7'10" (2.39m)**  
 Main up and over door to front, electric light and power.

**Outside Front**

Low maintenance front garden laid to block paving providing off road side by side parking for two vehicles, path to front door, gated access to rear garden, outside light.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, outside light, outside tap, wooden fence to perimeter, gated access to front.

**Agent's Note**

EPC rating B83 (Full copy available on request)  
 Council tax band C (Own enquiries should be made via Breckland District Council)

**Agent's Note 2**

Maintenance charge for the upkeep of communal garden areas upon site completion. Further details can be obtained through conveyancer at the time of purchase.

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.

- Recently Built Three Bedroom Semi-Detached House
- Cul De Sac Location
- 5 years NHBC Warranty Remaining
- Energy Efficiency Rating B83
- Side by Side Parking & Garage and Enclosed Rear Garden
- Gas Central Heating and UPVC Double Glazing

Situated at the end of a cul de sac on a modern development, Longsons are delighted to bring to the market this recently built, modern, semi-detached three bedroom house. This fantastic property offers en-suite shower room, cloakroom with WC, garage, side by side parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, inner hall, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, garage, side by side parking for two vehicles, gardens, gas central heating and UPVC double glazing.

**SWAFFHAM**

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the

A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

**Entrance Hall**

Double glazed composite entrance door to front, radiator.

**Lounge**

**16'6" (5.03m) Max x 10'5" (3.18m) Max**

UPVC double glazed window to front, radiator.

**Inner Hall**

Stairs to first floor, radiator.

**Kitchen/Dining Room**

**19'0" (5.79m) x 7'8" (2.34m)**

Modern fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, electric oven with gas hob and extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, tiled splashback, UPVC double glazed French doors opening to rear garden,

cupboard housing modern gas central heating boiler, UPVC double glazed window to rear, radiator.

**Cloakroom**

Wash basin, WC, towel radiator, extractor fan.

**Stairs & Landing**

Built in storage cupboard, loft access with pull down ladder.

**Bedroom One**

**14'3" (4.34m) Max x 9'9" (2.97m) Max**

Two UPVC double glazed windows to front, radiator, door to en-suite shower room.

**En-suite Shower Room**

Double shower cubicle with rainfall shower head and separate handshower attachment, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front.

**Bedroom Two**

**11'4" (3.45m) x 8'8" (2.64m)**

UPVC double glazed window to rear, radiator.

