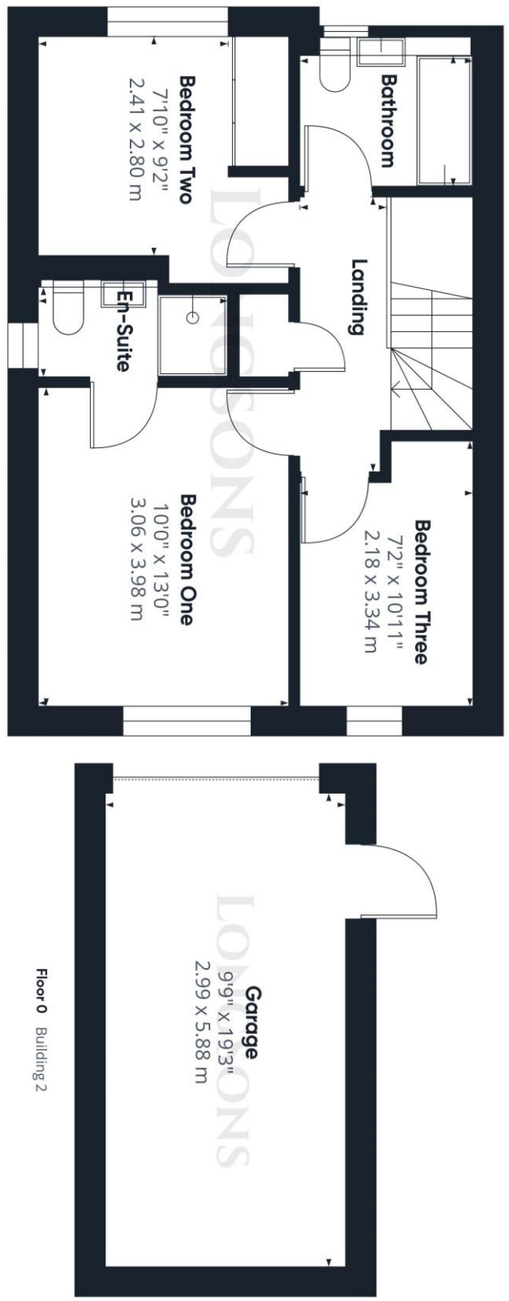

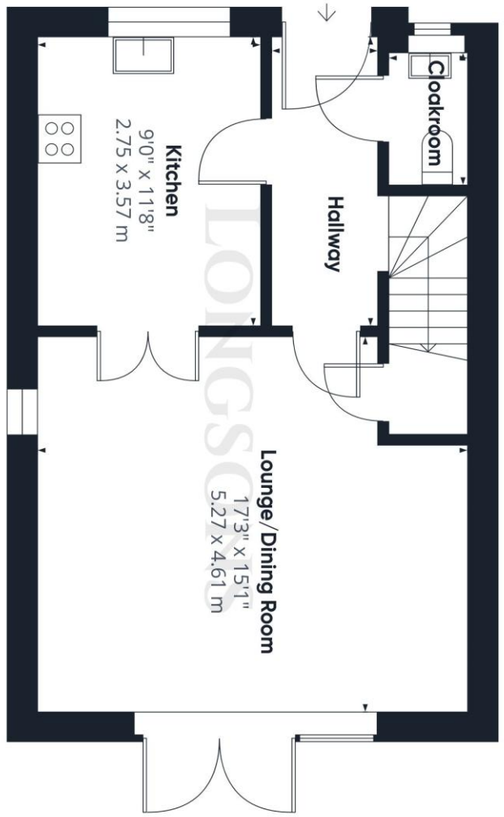

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

LONGSONS

Otter Road, Swaffham, PE37 8JE

Very well presented, three bedroom semi-detached house on the popular Abel Swans Nest development. The property is built with energy efficiency in mind and offers kitchen with integrated appliances, en-suite shower room, solar PV, triple glazing, garage and gas central heating.

Viewing highly advised!

Price £274,400 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

Situated on the popular Abel built Swans Nest development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, semi-detached three bedroom house. The property is built with energy efficiency in mind and offers kitchen with integrated appliances, en-suite shower room, solar PV helping to keep the energy bills low, garage, parking, gardens, gas central heating and UPVC triple glazed windows.

Briefly the property offers entrance hall, kitchen, lounge/dining room, cloakroom, three bedrooms with en-suite shower room to bedroom one, family bathroom, garage, gardens, solar PV, gas central heating and UPVC triple glazing.

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 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, tiles to floor, stairs to first floor, radiator.

Kitchen
11'8" (3.56m) x 9'0" (2.74m)
Range of fitted units to walls and floor, work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, tiled splashbacks, integrated electric oven and gas hob with extractor hood over, integrated dishwasher, integrated fridge, UPVC triple glazed window to front, double folding wooded doors leading to lounge/dining room..

Lounge/Dining Room
17'3" (5.26m) x 15'1" (4.6m)
UPVC triple glazed French door leading to rear garden, under stairs cupboard, radiator.

Cloakroom
Hand wash basin, WC, tiled splashback, tiles to floor, obscure glass UPVC triple glazed window to side, extractor fan, radiator.

Stairs and landing
Loft access.

Bedroom One
13'0" (3.96m) x 10'0" (3.05m)
Range of fitted wardrobes and drawers, UPVC triple glazed window to rear, radiator, door to en-suite shower room.

En-Suite Shower Room
Shower cubicle, hand wash basin, WC, tiled splashback, obscure glass UPVC triple glazed window to side, extractor fan, towel radiator.

Bedroom Two
9'2" (2.79m) x 7'10" (2.39m)
Built-in wardrobes, UPVC triple glazed window to front, radiator.

Bedroom Three
10'11" (3.33m) x 7'2" (2.18m)
Fitted wardrobe and cupboards, UPVC triple glazed window to rear, radiator.

Bathroom
Bath with shower attachment and rainfall shower, fully tiled walls and floor, hand wash basin and WC fitted within cabinets, obscured glass UPVC triple glazed window to front, towel radiator.

Outside Front
Brickweave path leading to front door, shingle driveway leading to single garage, shrubs to borders.

Garage
19'3" (5.87m) x 9'9" (2.97m)
Up and over door to front. door leading to rear garden.

Rear Garden
Covered paved seating area, shrubs and trees to borders, area laid to lawn,

Agent`s Note
EPC rating A93 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

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.

- Three Bedroom Semi-Detached House
- Built by Abel Homes with Energy Efficiency In Mind
- Triple Glazing and Solar PV
- Energy Efficiency Rating A93
- Cloakroom, En-suite and Family Bathroom
- Gardens, Garage and Parking

Otter Road, Swaffham, PE37 8JE

Price £274,400