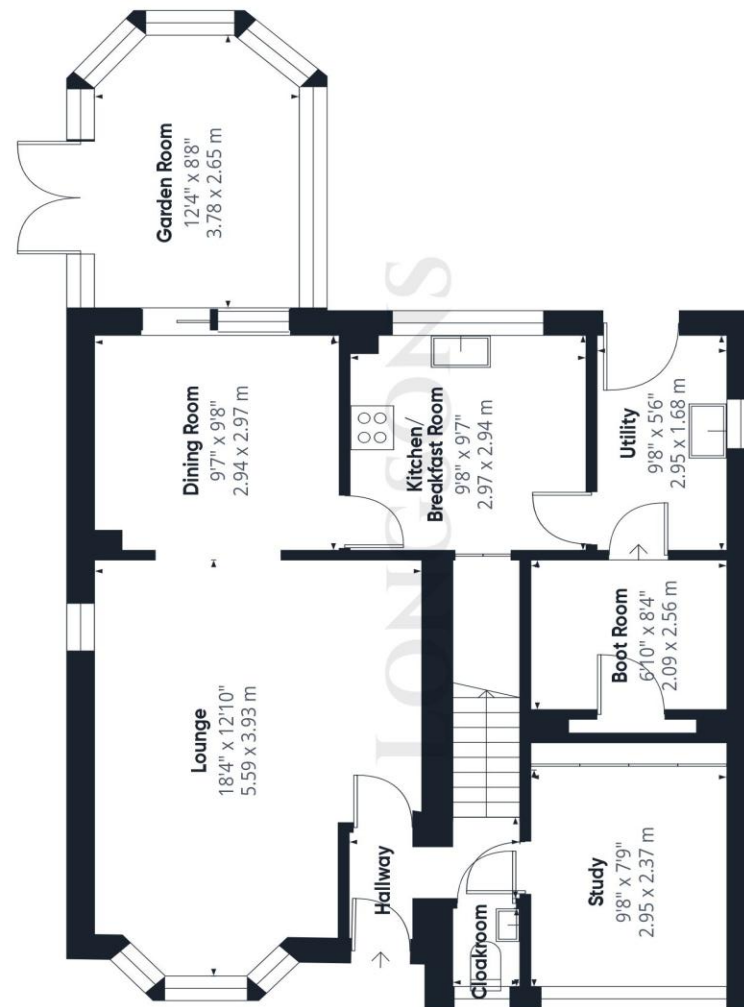




Floor 1



Floor 0



Amherst Close, Swaffham, PE37 7TS

Extremely well presented detached four bedroom house situated on the popular Heathlands development. The property includes two reception rooms, garden room, kitchen/breakfast room, utility, en-suite, cloakroom, ample off-road parking, gardens, gas central heating and UPVC double glazing.

Guide Price £350,000 - £360,000 Freehold



Situated on the popular Heathlands development, Longsons are delighted to bring to the market this extremely well presented detached four bedroom house. This fantastic property has much to offer and includes two reception rooms and a garden room, kitchen/breakfast room, utility room, en-suite shower room, cloakroom with WC, ample off-road parking, gardens, gas central heating and UPVC double glazing. Viewing highly recommended. Briefly, the property offers entrance hall, lounge, dining room, garden room, study, kitchen/breakfast room, utility room, four bedrooms, en-suite shower room to bedroom one, bathroom, parking, gardens, gas central heating and UPVC double 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 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
UPVC double glazed entrance door to front, stairs to first floor.

Lounge
18'4" (5.59m) x 12'10" (3.91m)
Walk-in UPVC double glazed bay window to front, feature fireplace with inset electric fire, radiator.

Dining Room
9'8" (2.95m) x 9'7" (2.92m)
UPVC double glazed patio doors open into garden room, radiator.

Garden Room
12'4" (3.76m) x 8'8" (2.64m)
Pitched roof, double glazed windows to rear and sides, UPVC double glazed French doors opening to rear garden, radiator providing all year round usage.

Kitchen/Breakfast Room
9'8" (2.95m) x 9'7" (2.92m)
Fitted units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven with gas hob and extractor hood over, integrated Bosch

dishwasher, integrated fridge, water softener, breakfast bar, built-in under stairs storage cupboard, UPVC double glazed window to rear, tiled splashback.

Utility Room
9'8" (2.95m) x 5'0" (1.52m)
Fitted units to wall and floor, work surface over, stainless steel sink unit, mixer tap and drainer, cupboard housing modern gas central heating boiler, space and plumbing for washing machine, UPVC double glazed entrance door open into rear garden, UPVC double glazed window to side.

Boot Room
8'4" (2.54m) x 6'10" (2.08m)
Work surfaces with space and power points under for tumble dryer, fridge, freezer, etc. wall mounted cupboards, door through to study.

Study
9'8" (2.95m) x 7'9" (2.36m)
Built-in fitted storage cupboard with sliding doors and door through to boot room, UPVC double glazed window to front, underfloor electric heating.

Cloakroom
Hand wash basin, WC, obscure glass UPVC double glazed window to front.

Stairs and Landing
Built-in cupboard housing hot water cylinder, loft access.

Bedroom One
10'9" (3.28m) To Wardrobe x 10'4" (3.15m)

Range of fitted wardrobes, fitted dressing area, UPVC double glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, hand wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side, extractor fan.

Bedroom Two
12'5" (3.78m) x 8'9" (2.67m)

UPVC double glazed window to front, radiator.

Bedroom Three
9'6" (2.9m) x 9'6" (2.9m)

Fitted wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Four
8'7" (2.62m) x 8'5" (2.57m)

UPVC double glazed window to rear, radiator.

Bathroom

Suite comprising bath with shower over and shower screen, hand wash basin and WC both set within fitted cabinets, towel radiator, obscure glass UPVC double glazed window to rear.

Outside Front

Low maintenance front garden laid to tarmac providing off-road parking for several vehicles, EV charging point, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, large wooden garden shed with electric lights and power divided into two with one end insulated and previously used as small garden office, further wooden garden shed, outside lights, two outside taps, shrubs and plants to borders, wooden fence to perimeter, gated access to front, external electric power sockets to both sides.

Agent's Note

EPC rating D64 (Full copy available on request)

Council tax band D (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.

- Detached Four Bedroom House
- Situated on a Popular Development
- Two Reception Rooms and Garden Room
- Energy Efficiency Rating D64
- Ample Off-Road Parking and Gardens
- Gas Central Heating and UPVC Double Glazing

