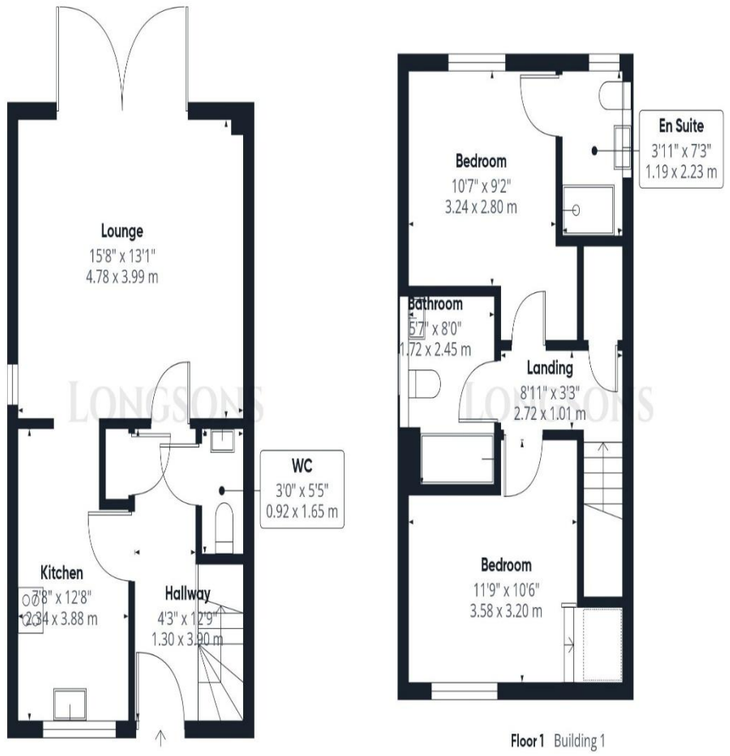

Floor 0 Building 1

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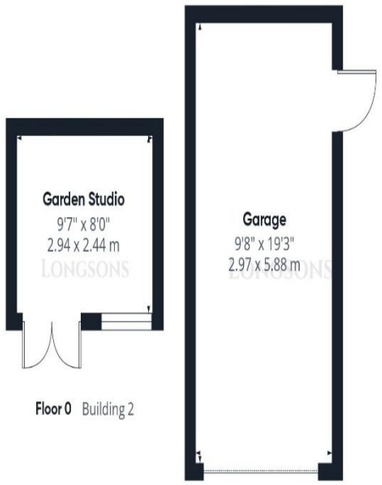

Floor 0 Building 2

Floor 0 Building 3

Approximate total area(1)

1025 ft²

95.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Corncrake Way, Swaffham, PE37 8PA

Very well presented, semi-detached two bedroom house built by highly regarded Abel Homes. Situated on a popular development on the outskirts of Swaffham, this fantastic property offers triple glazed windows, garage, parking, en-suite, approx. 7.5yrs NHBC and more...

Guide Price £220,000 - £230,000 Freehold

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

Guide Price £230,000-£240,000
Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, modern semi-detached two bedroom home. This fantastic property was built by the much respected Abel Homes with energy efficiency in mind and approximately 7.5yrs NHBC guarantee remaining with solar panels helping with those utility bills, triple glazed windows, en-suite shower room, galvanised guttering, integrated kitchen appliances, garage, parking, gardens, garden studio/office and gas central heating.

Viewing highly recommened.

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 entrance door to front, stairs to first floor, storage cupboard, radiator.

Lounge
15'8" (4.78m) x 13'1" (3.99m)
UPVC double glazed French doors open to rear garden, UPVC triple glazed window to side, two radiators.

Kitchen
7'8" (2.34m) x 12'8" (3.86m)
Modern fitted kitchen units to walls and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, a range of integrated appliances including Bosch electric oven, Bosch combi microwave oven, fridge, freezer, slimline dishwasher, washing machine and Bosch gas hob with extractor hood over, triple glazed window to front, tiled splashback, radiator.

Cloakroom
Hand wash basin, WC, tiled splashback, radiator.

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

Bedroom One
10'7" (3.23m) x 9'2" (2.79m)
UPVC triple glazed window to rear, radiator, door to en-suite shower room.

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

Bedroom Two
11'9" (3.58m) x 10'6" (3.2m)
UPVC triple glazed window to front, radiator.

Bathroom
Suite comprising bath with shower over and shower screen, hand wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side, extractor fan.

Garage
9'8" (2.95m) x 19'3" (5.87m)
Remote control motorised main up and over door to front, electric power and lights, entrance door opening to rear garden.

Outside Front
Small low maintenance front garden laid to a selection of shrubs, driveway providing off-road parking for three vehicles, outside lights, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to patio paving slabs with shrubs and plants to raised beds and borders, insulated wooden shed/studio with electric power and lights, outside lights, outside tap, wooden fence to perimeter, gated access to front.

Agent`s Note
EPC rating A99 (Full copy available on request)
Council tax band B (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.

- Semi-Detached Two Bedroom House
- Much Respected Abel Home
- Solar Panels and Triple Glazing
- Energy Efficiency Rating A99
- Integrated Kitchen Appliances
- Garage & Parking
- Cloakroom, En-Suite and Family Bathroom
- Gas Central Heating
- Approx. 7.5 yrs NHBC Guarantee Remaining