



Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2



Cromwell Close, Swaffham, PE37 7TT

Offered CHAIN FREE! Well presented four bedroom detached house situated in Swaffham, the property has lots to offer including an open plan living/dining room, kitchen, utility room, plenty of garden space, off-road parking, gas central heating and UPVC double glazing throughout.

Price £300,000 Freehold





Situated on a corner plot within a popular development in the market town of Swaffham, Longsons are delighted to bring to the market this well presented, spacious detached four bedroom house. The property has lots to offer including living/dining room, well equipped kitchen and utility room, additional reception room, four bedrooms, plenty of garden space, ample off-road parking with split driveways as well as gas central heating and UPVC double glazing throughout. Viewing highly recommended.

Briefly, the property offers entrance, cloakroom, living/dining room, kitchen, utility room, second reception room, airing cupboard, four bedrooms, en-suite shower room, family bathroom, lots of garden space, summer house, split driveways, gas central heating and UPVC double glazing throughout.

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

Radiator, cloakroom, first floor stairs and entrance to living room.

Cloakroom

Hand washbasin, radiator and obscured UPVC double glazed window to front.

Living/Dining Room

27'9" (8.46m) x 22'8" (6.91m)

Three radiators, UPVC double glazed window to side, UPVC double glazed bay window to front, UPVC double glazed French doors to rear, feature fireplace.

Kitchen

9'6" (2.9m) x 9'5" (2.87m)

Fitted cabinets to floor and wall, worktop over, tiled splashback, integrated fan oven, integrated extractor induction hob with extractor hood over, inset composite sink unit with mixer tap and integrated drainer, space and plumbing for dishwasher, access to pantry, radiator, UPVC double glazed window to rear.

Utility Room

9'7" (2.92m) x 5'5" (1.65m)

Fitted cabinets to floor and wall with laminate worktop over, inset stainless steel unit with inset mixer tap and integrated drainer, ample space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, UPVC double glazed window to side, radiator and door to rear garden.

Second Reception Room

18'9" (5.72m) x 7'10" (2.39m)

UPVC double glazed window to front, underfloor heating.

First Floor Landing

UPVC double glazed stairwell window to front, loft access, airing cupboard with hot water cylinder.

Bedroom One

12'6" (3.81m) x 10'5" (3.18m)

Two built-in wardrobes, en-suite, radiator, ceiling fan and UPVC double glazed window to front.

En-Suite Shower Room

Hand washbasin, WC, walk-in shower, radiator and UPVC double glazed window to side.

Bedroom Two

12'4" (3.76m) x 8'8" (2.64m)

Radiator, UPVC double glazed window to front, alcove for wardrobe placement.

Bedroom Three

9'7" (2.92m) x 9'5" (2.87m)

Radiator, UPVC double glazed window to rear, alcove for potential wardrobe placement.

Bedroom Four

8'6" (2.59m) x 8'4" (2.54m)

Radiator, UPVC double glazed window to rear, alcove for potential wardrobe placement.

Bathroom

6'7" (2.01m) x 5'7" (1.7m)

Hand washbasin, WC, bath with mixer tap and hand held shower attachment, radiator and obscured double glazed window to rear.

Front Garden

Situated on a corner plot, the front of the property is laid to brickweave, split driveway providing ample off-road parking for multiple vehicles, gated access to rear garden, outside lighting.

Rear Garden

Laid to lawn, patio seating area, brick wall and fence to perimeter, timber summer house, timber shed, outside lighting and outside tap.

Agent's Note

EPC rating D 62 (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.

- Four Bedrooms
- Two Reception Rooms
- Spacious Garden with Summer House
- Energy Efficiency Rating D62
- Ample off-road parking
- Chain Free!
- En-suite Shower Room
- Gas Central Heating

