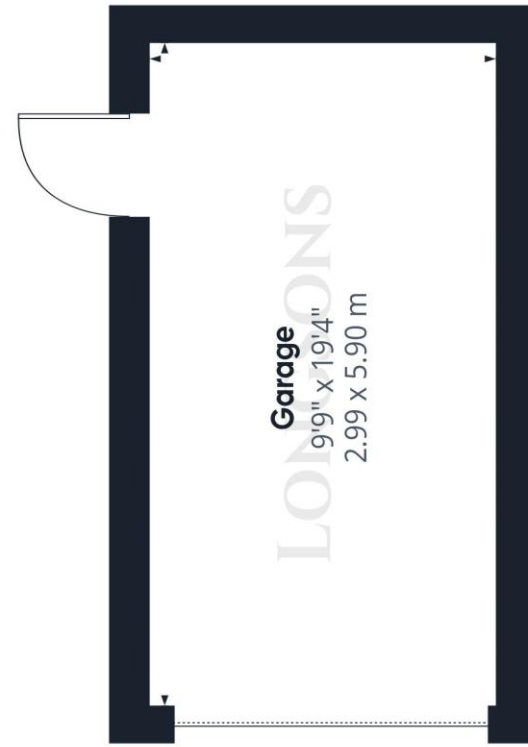


Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Corncrake Way, Swaffham, PE37 8PA

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

Guide Price £230,000 - £240,000 Freehold



Bedroom One
11'9" (3.58m) x 8'2" (2.49m)

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
10'7" (3.23m) x 9'2" (2.79m)

UPVC triple glazed window to front, radiator.

Bathroom

Bath with shower attachment over, hand wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side, extractor fan.

Garage
19'4" (5.89m) x 9'9" (2.97m)

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 two

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 A100 (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.

- Well Presented Semi-Detached House
- Two Double Bedrooms
- Built by Abel Homes with 7 Years NHBC Remaining
- Energy Efficiency Rating A100
- Built with Energy Efficiency in Mind
- Triple Glazing and Solar PV Panels
- Garage, Parking and Gardens

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 with approximately seven years 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 and gas central heating.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, two double bedrooms, en-suite shower room to bedroom one, bathroom, garage, parking, gardens, gas central heating, triple glazed windows, solar PV panels and approx. seven NHBC guarantee remaining.

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, under stair storage cupboard, radiator.

Lounge/Dining Room
15'7" (4.75m) x 12'11" (3.94m)

UPVC double glazed French doors open to rear garden, UPVC triple glazed window to side, two radiators.

Kitchen
12'9" (3.89m) x 7'8" (2.34m)

Modern fitted kitchen units to walls and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, tiled splashback, range of integrated appliances including fridge/freezer, slimline dishwasher, washing machine, Bosch electric oven and gas hob with extractor hood over, triple glazed window to front, radiator.

Cloakroom

Hand wash basin, WC, tiled splashback, extractor fan, radiator.

Stairs and Landing

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

