

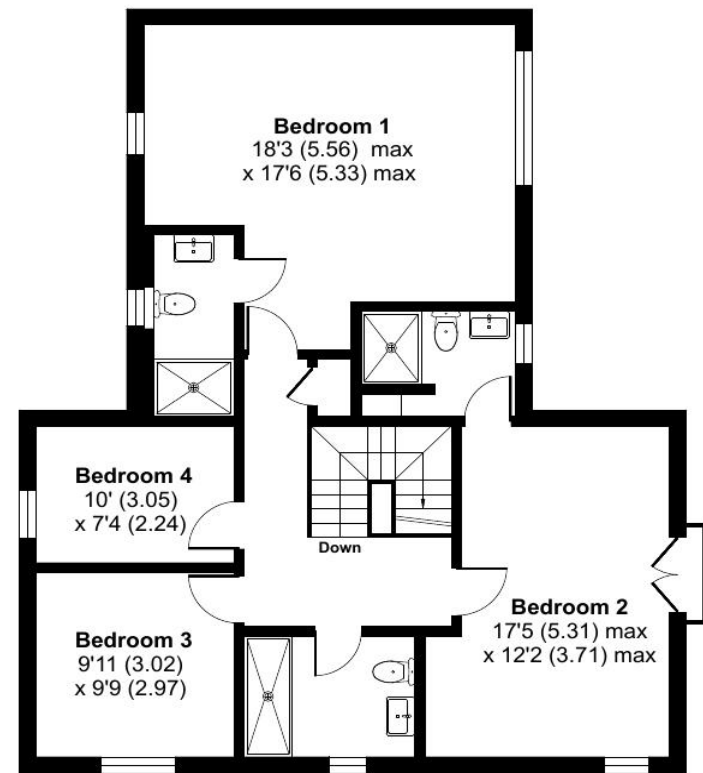
# Otter Road, Swaffham, PE37

Approximate Area = 1481 sq ft / 137.5 sq m

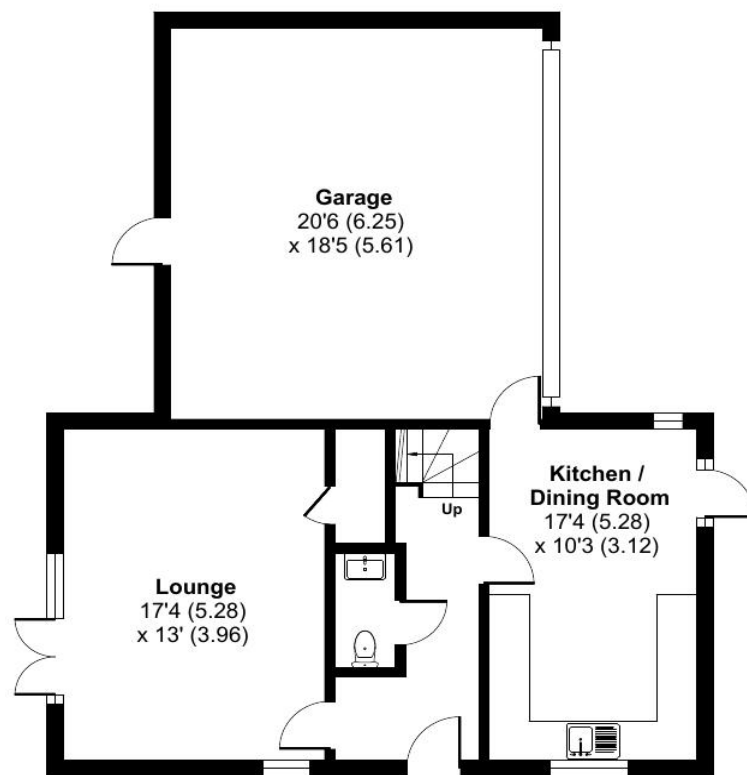
Garage = 379 sq ft / 35.2 sq m

Total = 1860 sq ft / 172.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1141336



## Otter Road, Swaffham, PE37 8JE

Newly decorated, spacious modern 4 bedroom house built by the much respected Abel homes situated on the outskirts of Swaffham, with NO SERVICE CHARGES payable. This fabulous property includes, kitchen/dining room with integrated appliances, 2 en-suites, double garage, gardens. Viewing recommended!

**Offers in the Region of £425,000 Freehold**



Situated just on the outskirts of Swaffham, Longsons are delighted to bring to the market this immaculate, detached, spacious, four bedroom house. This superb substantial property has been new decorated throughout and has an awful lot to offer including kitchen/dining room with integrated appliances, two en-suite shower rooms, ground floor cloakroom, triple glazed UPVC windows, gas central heating, solar panels generating approx £300 PA and free hot water in the summer months, galvanised guttering, double garage with electric door, gardens, parking and 18 months NHBC remaining.

Viewing is highly recommended to fully appreciate the property on offer.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, four bedrooms, en-suite shower rooms to bedrooms one and two, shower room, double garage, gardens parking, UPVC triple glazed windows, gas central heating, galvanised guttering, solar panels and 18 months NHBC 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, tiles to floor.

#### Lounge

**17'3" (5.26m) x 13'1" (3.99m)**

UPVC triple glazed French doors opening to rear garden with full length UPVC triple glazed window to its side, full length UPVC triple glazed window to side, built-in storage cupboard, radiator.

#### Kitchen/Dining Room

**17'4" (5.28m) x 10'1" (3.07m)**

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, tiled splashback, a range of integrated appliances including; Bosch double electric oven, Bosch dishwasher,

Bosch washing machine, fridge/freezer, Neff induction hob with extractor hood over, UPVC triple glazed entrance door opening to side with full length window to its side, UPVC triple glazed window to front, personnel door through to integral double garage, tiles to floor, tiled splashback, radiator.

#### Cloakroom

Hand wash basin set within fitted cabinet, WC, tiles to floor, tiled splashback, radiator.

#### Stairs and Landing

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

#### Bedroom One

**18'2" (5.54m) Max x 14'11"**

**(4.55m) Max**

UPVC triple glazed window to front and rear, two radiators, door to en-suite shower room.

#### En-Suite Shower Room

Double shower cubicle, concealed cistern WC, hand wash basin set within fitted cabinet, tiled splashback, towel radiator, obscure glass triple glazed window to rear.

#### Bedroom Two

**17'4" (5.28m) Max x 10'2" (3.1m)**

**Max**

UPVC triple glazed French doors opening to Juliet balcony, UPVC triple glazed window to front, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Double shower cubicle, hand wash basin set within fitted cabinet, concealed system WC, towel radiator, obscure glass UPVC triple glazed window to side, extract fan.

#### Bedroom Three

**9'10" (3m) x 9'7" (2.92m)**

UPVC triple glazed window to front, radiator.

#### Bedroom Four

**9'11" (3.02m) x 7'3" (2.21m)**

UPVC triple glazed window to side, radiator.

#### Shower Room

Large walk-in double shower cubicle with rainfall shower head and a separate hand shower attachment, hand wash basin and WC both set within fitted cabinets, towel radiator, obscure glass UPVC triple glazed window to front, extractor fan.

#### Double Garage

**20'5" (6.22m) x 18'3" (5.56m)**

Remote control motorised up and over main door to front, door opening to rear garden, wall mounted gas central heating boiler, space and plumbing for washing machine, electric power and lights, personnel door leading to kitchen/dining room.

#### Outside Front and Side

Both front and side garden well stocked with a vast selection of shrubs, plants and ornamental trees, path to front door,

driveway leading to garage providing off-road parking, outside lights, gated access to rear garden.

#### Rear Garden

Landscaped rear garden laid to a combination of shingle and pebbles with shrubs and plants throughout, paved patio seating area, raised vegetable beds, outside lights, outside tap, gated access to front.

#### Agent's Notes

EPC rating A95 (Full copy available on request)

Council tax band E (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 House by Abels Homes

- Kitchen/Dining Room with Integrated Appliances

- Solar Panels Generating Income and Summer Hot Water

- Energy Efficiency Rating A95

- Four Bedrooms, Two with En-Suite Facilities

- Gardens, Double Garage and Parking

- 18 Months NHBC Remaining

- UPVC Triple Glazing and Gas Central Heating

