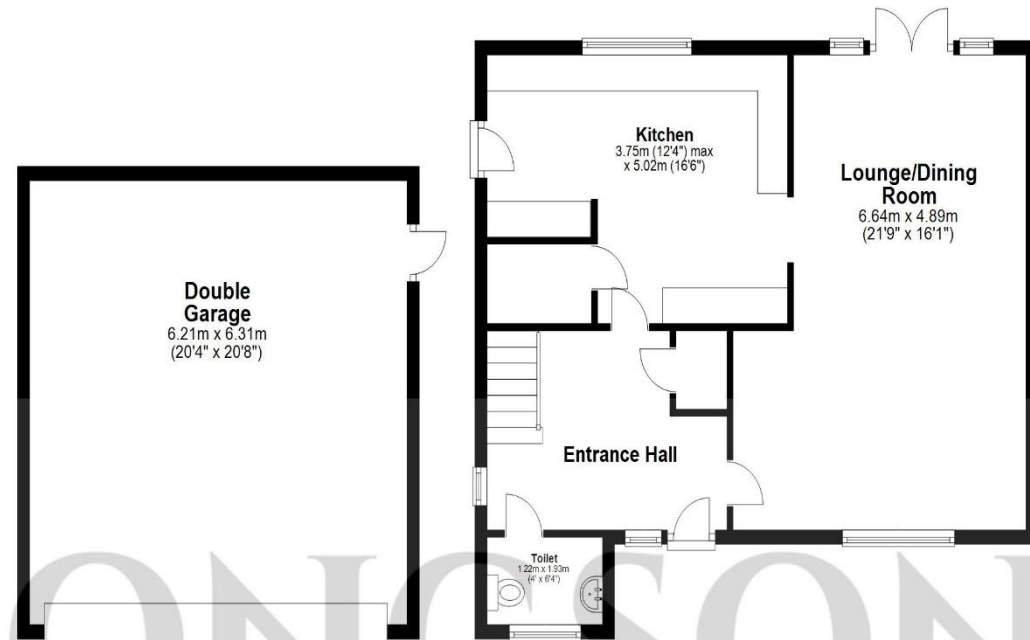
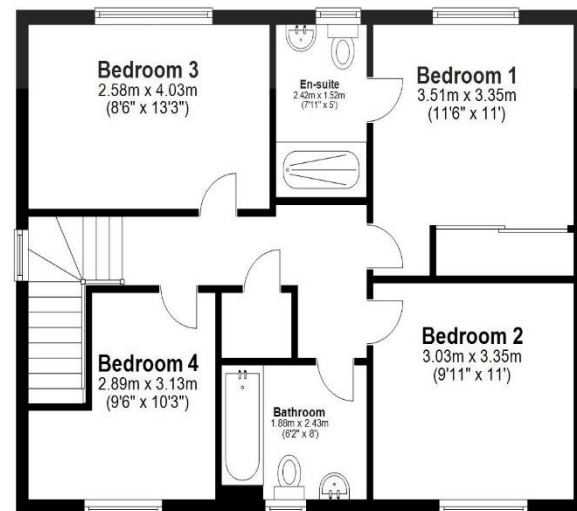


**Ground Floor**  
Approx. 100.4 sq. metres (1080.9 sq. feet)



**First Floor**  
Approx. 60.5 sq. metres (650.8 sq. feet)



Total area: approx. 160.9 sq. metres (1731.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



## Ladybird Loke, Swaffham, PE37 8PB

Extremely well presented, spacious detached four bedroom house built by the much respected Abel Homes. This fabulous property faces open green space and offers modern kitchen, triple glazed windows, galvanised guttering, en-suite shower room, double garage, gardens, parking and GCH.

No Onward Chain!

**Offers in the Region of £400,000 Freehold**





glass UPVC triple glazed window to rear, tiled splashback, extractor fan.

**Bedroom Two**  
11'0" (3.35m) x 9'11" (3.02m)

UPVC triple glazed window to front, radiator.

**Bedroom Three**  
13'3" (4.04m) x 8'6" (2.59m)

UPVC triple glazed window to rear, radiator.

**Bedroom Four**  
10'3" (3.12m) x 9'6" (2.9m) Min

UPVC triple glazed window to rear, radiator.

**Bathroom**

Suite comprising bath with shower over and shower screen, hand wash basin, WC, towel radiator, obscure glass triple glazed window to front, extractor fan.

**Double Garage**  
20'8" (6.3m) x 20'4" (6.2m)

Main up and over door to front, entrance door opening to rear garden, electric power and lights.

**Outside Front**

Front and side garden laid to lawn, shrubs and plants to borders, outside lights, driveway providing side by side

parking for approximately four vehicles, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, raised patio seating area to rear of garden, outside tap, outside lights, external electric power sockets, wooden fence to perimeter, gated access to front.

**Agent's Notes**

EPC rating A93 (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.

- Well Presented Spacious Four Bedroom House
- Built By the Respected Abel Homes on a Private Road
- Modern Kitchen with Intergrated Appliances
- Energy Efficiency Rating A93
- Facing Open Green Space
- Cloakroom, Family Bathroom and En-Suite
- Double Garage, Parking and Gardens
- Solar PV Panels and Triple Glazed Windows

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented modern spacious detached four bedroom home facing an open green space. This fabulous property was built by the much respected Abel Homes with energy efficiency very much in mind and offers PV solar panels helping with those electricity bills, triple glazed windows and excellent insulation throughout, galvanised guttering, double garage, kitchen with integrated appliances, water softener, en-suite shower room, cloakroom with WC, parking, gardens and gas central heating.

Offered with NO CHAIN!

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, double garage, gardens, parking, gas central heating and triple glazed windows.

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, built-in storage cupboard, tiles to floor, UPVC triple glazed window to side, radiator.

**Lounge/Dining Room**  
21'9" (6.63m) x 16'1" (4.9m) Max

UPVC double glazed French doors opening to rear garden, UPVC triple glazed window to front, two radiators.

**Kitchen**

12'4" (3.76m) x 16'6" (5.03m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap, drainer and separate drinking water tap, integrated double electric oven and gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, water softener, under stairs storage cupboard, tiles to floor, UPVC triple glazed window to rear, radiator.

**Cloakroom**

Hand wash basin, WC, tiles to floor, obscure glass UPVC triple glazed window to front, radiator.

**Stairs and Landing**

Built-in cupboard housing hot water cylinder, UPVC triple glazed window to side, loft access, radiator.

**Bedroom One**

11'6" (3.51m) x 11'0" (3.35m)

Fitted wardrobes, UPVC triple glazed window to rear, radiator, door to en-suite shower room.

**En-Suite Shower Room**

Large shower cubicle, hand wash basin, WC, towel radiator, obscure

