



Vesta Close, Swaffham, PE37 8PE

Very well presented, modern detached three bedroom home situated on a popular development in Swaffham. This fantastic property has much to offer including en-suite, kitchen/dining room with integrated appliances, utility, cloakroom, integral garage, gardens, parking, Gas Central Heating and UPVC double glazing.

Price £325,000 Freehold



Bedroom One
14'11" (4.55m) x 8'11" (2.72m)
 UPVC double glazed window to front, radiator, door to en-suite shower room.

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

Bedroom Two
10'0" (3.05m) x 9'3" (2.82m)
 UPVC double glazed window to front, radiator.

Bedroom Three
11'4" (3.45m) x 7'3" (2.21m)
 UPVC double glazed window to rear, radiator.

Bathroom
 Suite comprising bath with shower over and shower screen, hand wash basin, WC, radiator.

Integral Garage
 Main up and over door to front, electric power and lights.

Outside Front
 Front garden laid to lawn, driveway providing off-road parking, outside lights, shrubs to borders, gated access to rear garden.

Rear Garden
 Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes
 EPC rating B83 (Full copy available on request)
 Council tax band C (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.

- Three Bedroom Detached House
- Six Years NHBC Remaining
- Modern Kitchen/Dining Room with Integrated Appliances
- Energy Efficiency Rating B83
- Cloakroom, En-Suite and Family Bathroom
- Integral Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this very well presented, modern detached three bedroom home. Built approximately four years ago with six years NHBC remaining, this fantastic property has much to offer and includes kitchen/dining room with integrated appliances, utility room, cloakroom with WC, en-suite shower room, integral garage, parking, gardens, gas central heating and UPVC double glazing.

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
 Stairs to first floor with "secret" under stair shoe storage compartment, composite entrance door to front, radiator.

Lounge
14'4" (4.37m) x 10'0" (3.05m)
 Walk-in UPVC double glazed window to front, under stairs storage cupboard, radiator.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, integral garage, gardens, parking, UPVC double glazing and gas central heating.

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,

Kitchen/Dining Room
16'7" (5.05m) x 8'1" (2.46m)
 Fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated fridge/freezer, integrated Zanussi electric oven, Zanussi gas hob with extractor hood over, integrated Zanussi dishwasher, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, radiator.

Utility Room
 Wall mounted kitchen units, work surface with space and plumbing under for washing machine, space for tumble dryer, UPVC double glazed window to rear, radiator.

Cloakroom
 Hand wash basin, WC, obscure glass UPVC double glazed window to side, radiator.

Stairs and Landing
 Loft access, radiator.

