
abbotFox

Sea Lord Close, Swaffham
£350,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

abbotFox presents this ideal family home, that occupies a prominent position overlooking green spaces, and set within easy reach of the Town Centre and local amenities.

Accommodation
Neatly arranged over two floors, this home offers an inviting entrance hall, generous lounge, separate dining room, kitchen breakfast room, utility and cloakroom to the ground floor. The first floor offers a spacious principal bedroom served by an en-suite shower room, whilst the three additional bedrooms are served by the well-appointed family bathroom. Externally, the property benefits from an enclosed private garden, off road parking and generous garage with power and light, accessed by electric door.

Location
Swaffham is a well served market town with exceptional access to the A47. Offering a variety of local amenities including, schooling for all ages, shops, supermarkets, cafe's, pubs and restaurants.

Buyers
Ideal as a family home, this home balances living space against bedrooms exceptionally well, and has been thoughtfully improved and maintained by the current owners offering a ready-made home for any growing family.

Our Agents View
"Homes in Swaffham are always popular and the position this one occupies is hard to match. This is a home that is truly ready to be enjoyed by any new owner, with an internal viewing highly recommended"





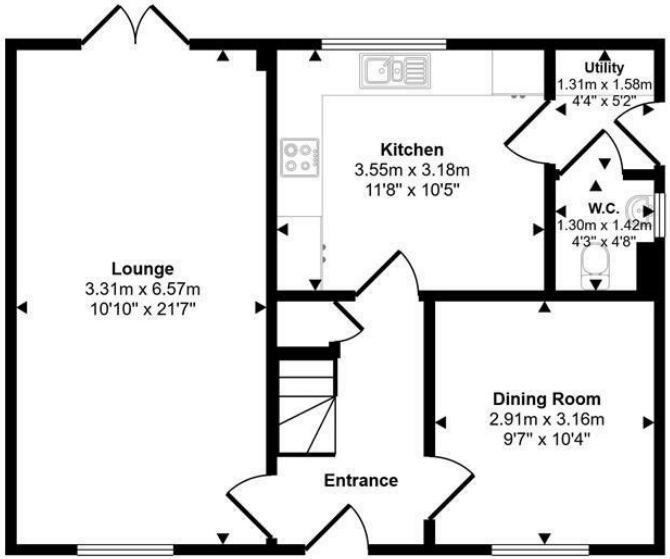




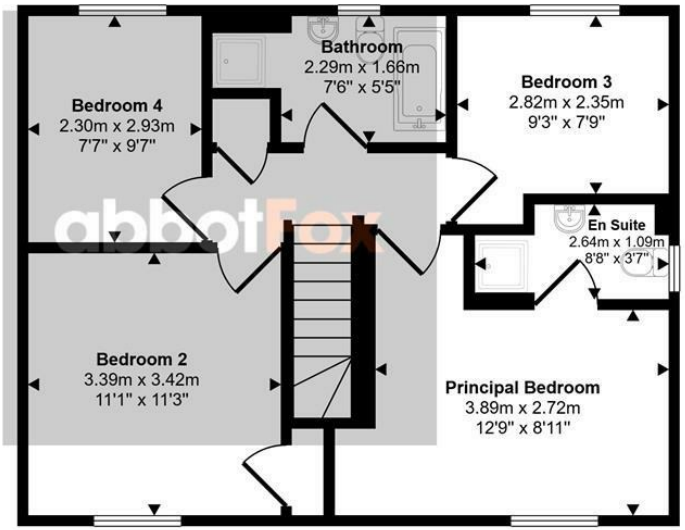
THE HIGHLIGHTS___

- Overlooking green spaces
- Convenient location within easy reach of amenities
- Easy access to the A47
- Off road parking & Garage
- Generous living accommodation
- Four comfortable bedrooms
- Enclosed, private gardens
- Ideal family home
- Viewing advised

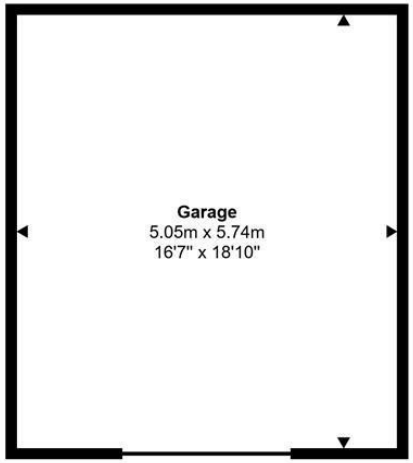
Approx Gross Internal Area
140 sq m / 1502 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft



First Floor
Approx 55 sq m / 596 sq ft



Garage
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk
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EPC RATING -

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