





## 2 Blenheim Drive

£320,000

A stunning four-bedroom detached house situated on the Pedlars Meadow development on Norwich Road, Swaffham. This property boasts a wide range of extra's due to it's show home status.

As you enter there is a separate entrance hall, a living room with spotlights, dining room with spotlights; all benefit from fitted carpets. Further on, there is a fully equipped kitchen/breakfast room including integrated gas hob, electric oven, dish washer and fridge freezer; this room is well complemented by a utility and cloakroom/WC.

Upstairs, there are the four bedrooms, with bedroom one benefitting from an en-suite shower room with push start shower and part tiled walls, the other rooms are serviced by a family bathroom suite with overhead shower and screen.

Outside, to the front, is a private driveway for two vehicles plus a garage. To the rear, is a laid to lawn garden with side access to driveway.





## Services

Gas central heating. Mains water, drainage and electricity are connected.

## Situation

Swaffham is a Breckland market town offering a range of independant and national retailers, shops and supermarkets, including Tescos and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) for far away.

## Directions

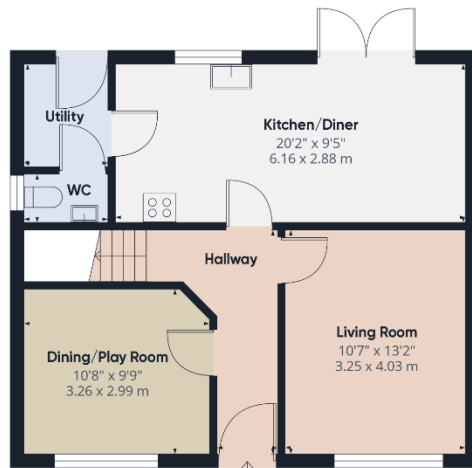
To find the property from Dereham, proceed along the A47 in direction of King's Lynn. At the roundabout, take the first left onto Norwich Road and followed by the right hand turning onto Lancaster Road. Take the first left turning into Blenheim Drive and the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

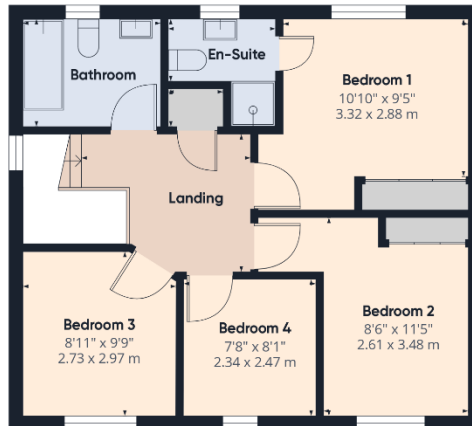
This property is being marketed by our Dereham office and the property reference is AD0365.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1

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Approximate total area<sup>®</sup>  
1117.19 ft<sup>2</sup>  
103.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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