



28 Forest Grove

Offers In Excess Of £350,000

A very well presented and spacious four-bedroom detached house situated within a quiet location in the sought-after market town of Swaffham. This home is ideal for a growing family looking for more space.

As you step into the property, you are greeted with generous entrance hall with storage cupboard, this space also provides access to the cloakroom/WC. Next is a spacious living room with feature fireplace and double patio doors to garden, a dining/reception room plus a fantastically spaced kitchen.

The kitchen comprises of a range of fitted units at base & eye level that is complemented by a roll edge worktop and inset sink unit and integrated oven & hob, dish washer and washing machine. Upstairs, are the four bedrooms comprising of three doubles and one single with bedroom one benefitting from a dressing area and en-suite shower room, the other bedrooms are serviced by a family bathroom suite.

Outside, to the front, is a small surround garden area with flowerbeds and shrubs. To the rear, is a low maintenance garden with laid patio and shingles with some shrubs & foliage. The property also benefits from a double length driveway in front of a garage with power & lighting.

Services

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



Situation

Swaffham is a Breckland market town offering a range of independent 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 leave Dereham on the A47 to Swaffham. At the roundabout take the first turning onto Norwich Road, followed by the left turning onto North Pickenham Road and then the first right turning onto White Cross Road. At the roundabout take the first turning onto London Street and continue onto Brandon Road. Turn left onto Biffin Way and take the second right hand turning. At the junction turn right onto Redland Road followed by the first left onto Forest Grove. Turn right and the property will be found on the left hand side.

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

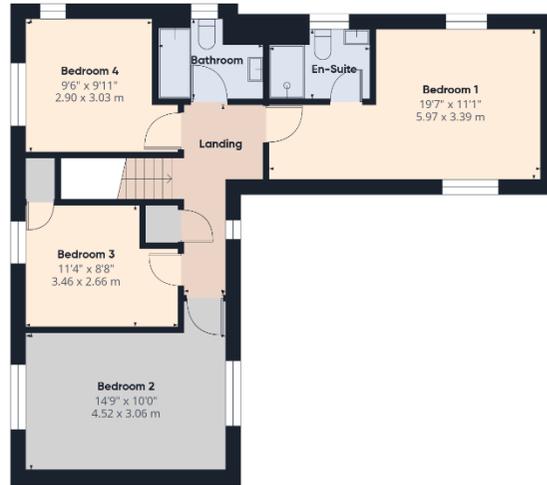
This property is being marketed by our Dereham office and the property reference is AD0512.

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.

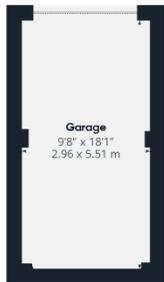




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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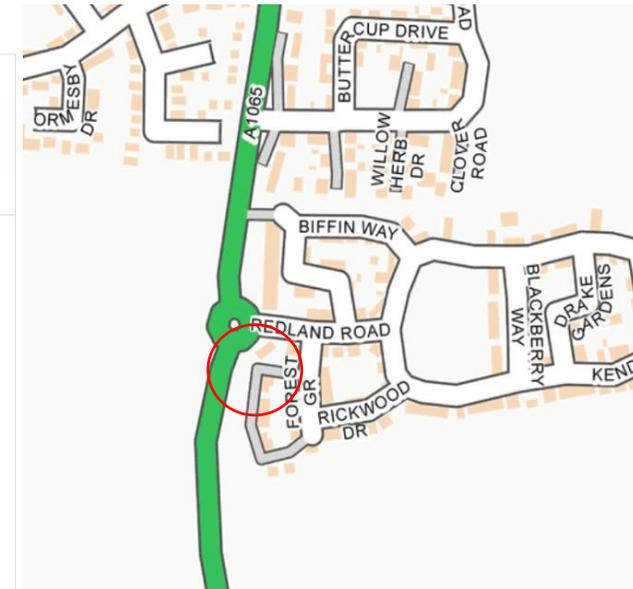
Approximate total area^m

1588 ft²
147.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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