



22 Neptune Way

£260,000

This spacious semi-detached house offers a perfect blend of comfort and modern living, ideal for families or first-time buyers alike.

Step inside to a welcoming living room that provides a relaxing space for everyday life. The modern kitchen/diner forms the heart of the home — beautifully designed with contemporary fittings and ample space for dining and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, including a main bedroom with en-suite, complemented by a stylish family bathroom suite.

Outside, you'll find an enclosed rear garden, perfect for outdoor dining or children's play, while the off-road parking to the front ensures convenient access for multiple vehicles.

Situated in a popular and well-connected location, this home offers easy access to local amenities, schools, and transport links — making it a fantastic choice for modern family living.

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

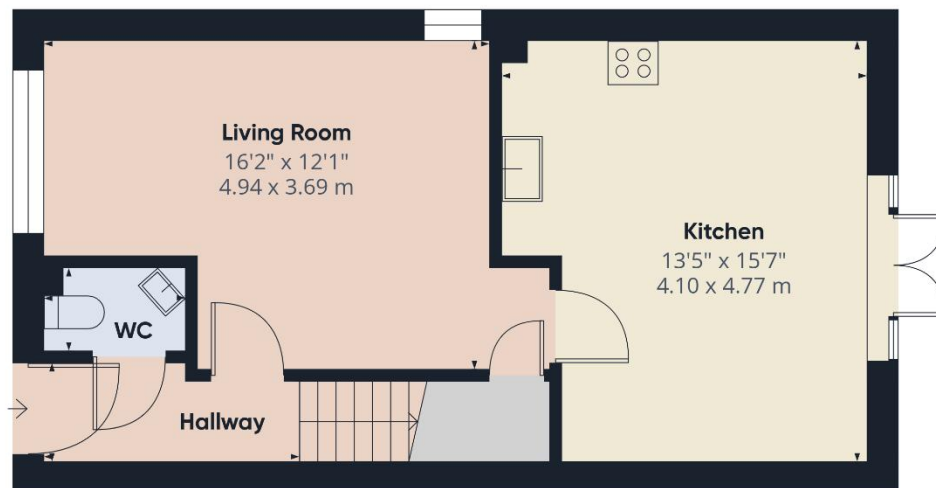
To find the property from Dereham, proceed along the A47 in direction of King's Lynn. At the roundabout, take the first left onto Norwich Road, and turn left onto Vesta Close. Turn right onto Neptune Way where the property will be found on the right hand side.

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

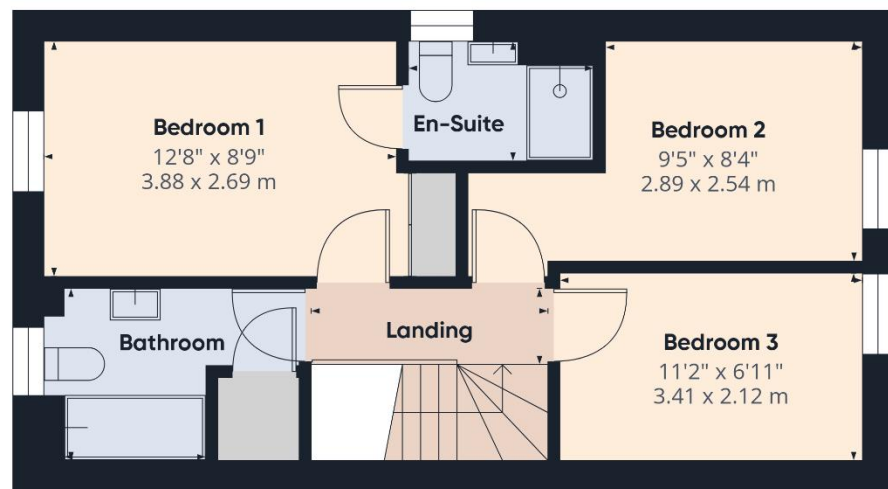
This property is being marketed by our Dereham office and the property reference is AD0.

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



Floor 1

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Approximate total area^m

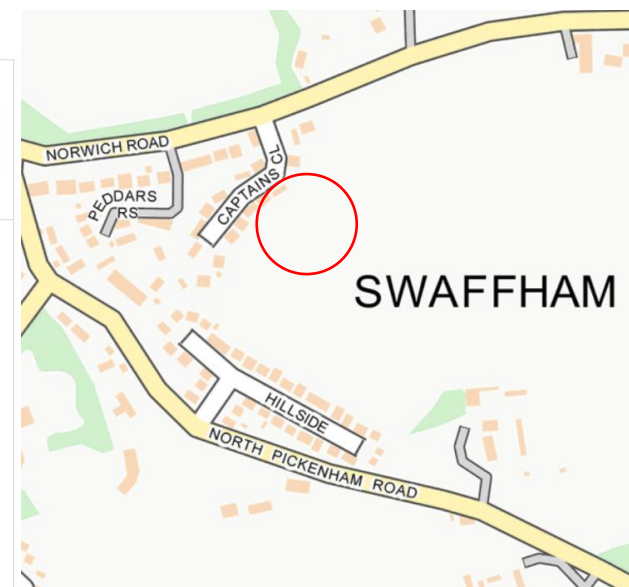
874 ft²

81.2 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
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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