



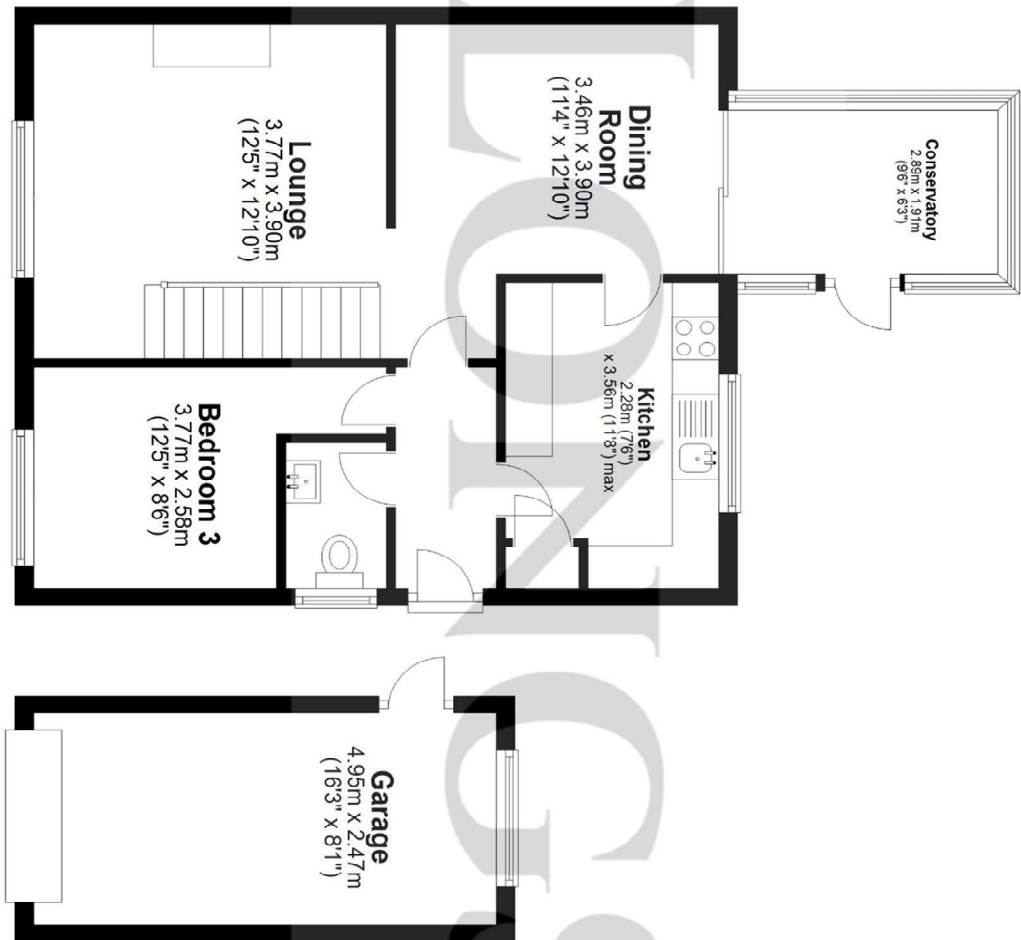
**Wroxham Avenue, Swaffham, PE37 7SD**

A three bedroom detached chalet style house situated on the edge of the market town of Swaffham. The property offers two reception rooms, conservatory downstairs bedroom and cloakroom with two further bedrooms and bathroom upstairs. Viewing highly recommended.

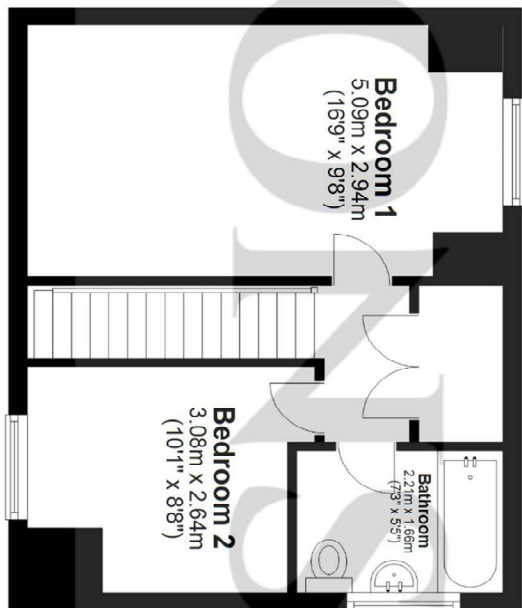
**Guide Price £250,000 - £260,000 Freehold**



**Ground Floor**  
Approx. 66.0 sq. metres (710.5 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (363.2 sq. feet)



**Total area: approx. 99.8 sq. metres (1073.8 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.



LONGSONS

Situated on the edge of the market town of Swaffham Longsons are delighted to bring to the market this three bedroom detached chalet style house. The property offers flexible living accommodation with two reception room and conservatory, ground floor bedroom and cloakroom, two further bedrooms and bathrooms upstairs. Further benefits include garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly the property offers entrance hall, kitchen, dining room, conservatory, lounge, ground floor bedroom three, cloakroom, two further bedrooms, bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

**SWAFFHAM**  
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf

club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

**Entrance Hall**

UPVC double glazed window to side aspect with UPVC double glazed side light window, radiator.

**Kitchen**

**7'6" (2.29m) x 11'8" (3.56m)**  
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric cooker with extractor hood over, built in electric cooker, space and plumbing for washing machine, space for under counter fridge, storage

cupboard, tiled splashback, UPVC double glazed window to rear aspect.

**Dining Room**

**11'4" (3.45m) x 12'10" (3.91m) Max**  
UPVC double glazed sliding patio doors to conservatory, radiator.

**Conservatory**

**9'6" (2.9m) x 6'3" (1.91m)**  
UPVC double glazed conservatory, UPVC double glazed door to rear garden.

**Lounge**

**12'5" (3.78m) x 12'10" (3.91m)**  
UPVC double glazed window to front aspect, feature fireplace with electric fire, stairs to first floor, radiator.

**Ground Floor Bedroom Three**

**12'5" (3.78m) x 8'6" (2.59m)**  
UPVC double glazed window to front aspect, radiator.

**Cloakroom**

Wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, radiator.

**Stairs and Landing**

Stair lift, double storage cupboard housing hot water cylinder, access to loft space.

**Bedroom One**

**16'6" (5.03m) x 9'8" (2.95m)**  
UPVC double glazed window to rear aspect, radiator, eaves storage.

**Bedroom Two**

**10'1" (3.07m) x 8'8" (2.64m)**  
UPVC double glazed window to front aspect, radiator.

**Bathroom**

Bath with mixer tap and shower over, shower rail and curtain, wash basin, WC, fully tiled walls, radiator, obscure glass UPVC double glazed window to side aspect.

**Outside Front**

The front of the property is approached over a driveway way providing off road parking leading to the garage, the front garden is laid to lawn with shrubs and plants to borders and fencing to borders, gated access to rear.

**Garage**

**16'3" (4.95m) x 8'1" (2.46m)**  
Up and over door to front aspect, window to rear aspect, door to rear garden.

**Rear Garden**

Enclosed garden laid to lawn, paved patio seating area, under cover seating area with shingle, two garden sheds, arbour on further paved area, outside tap, outside lights, shrubs and plants to beds and borders, enclosed by fencing and hedging.

**Agents Note**

EPC rating D57 (Full copy available on request)  
Council tax band C (Own enquiries should be make 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.

- Detached Chalet Style House
- Three Bedrooms
- One Bedroom On The Ground Floor
- Two Reception Rooms
- Conservatory
- Flexible Living Accommodation
- Garage + Parking
- Gas Central Heating
- UPVC Double Glazing

