

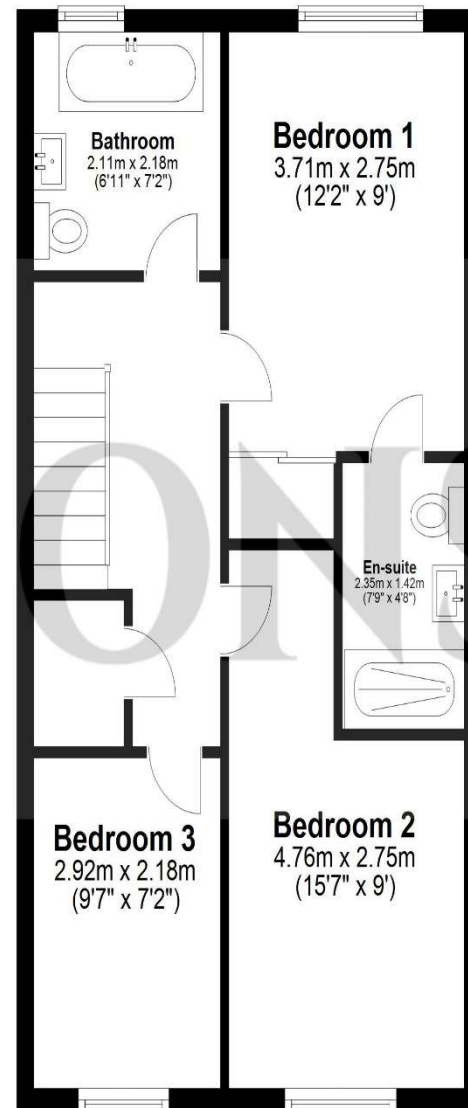
Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 116.2 sq. metres (1250.9 sq. feet)

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



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Kendle Road, Swaffham, PE37 8GU

Very well presented, modern three bedroom terraced house situated on the popular Redlands Estates. Built by the reputable Avant Homes, the property offers en suite shower room to bedroom one, modern kitchen with integrated appliances, utility cupboard, garden and gas central heating.

Price £245,000 Freehold

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Situated on the popular Redlands estate on the edge of Swaffham, Longsons are delighted to bring to the market this very well presented, modern three bedroom terraced house. The property was built by the reputable Avant Homes and boasts modern two toned kitchen with intergrated appliances and utility cupboard for washing machine and tumble dryer, bright lounge with bi-folding doors opening onto the rear garden, en suite shower room to bedroom one, well maintained garden, allocated parking and gas central heating.

Viewing highly recommended.

Briefly, the property offers entrance hall, kitchen/dining area, lounge, cloakroom with WC, three bedrooms with en-suite to master, bathroom, allocated parking, gardens, UPVC double glazing and gas central heating.

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 surgeries, 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 have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

Entrance Hall

Composite entrance door to front aspect, built in cupboard, radiator.

Kitchen/Dining Room 13'8" (4.17m) Max x 10'1" (3.07m) Max

Modern fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and integrated combi oven, integrated fridge/freezer, integrated gas hob with extractor hood over, integrated dishwasher, UPVC

double glazed window to front aspect, stairs to first floor, extractor fan, radiator, utility cupboard with space and plumbing for washing machine and shelf for tumble dryer with extractor fan.

Lounge 10'9" (3.28m) x 16'5" (5m)

Bi-folding patio doors opening to rear garden, two radiators.

Cloakroom

Concealed cistern WC, wall mounted wash basin, radiator, extractor fan.

Stairs & Landing

Built in cupboard housing gas central heating boiler, loft access, radiator.

Bedroom One 12'2" (3.71m) To Wardrobe x 9'0" (2.74m)

UPVC double glazed window to rear aspect, built in wardrobe, radiator, door into en-suite shower room.

En-Suite Shower Room

Double shower cubicle with rain fall shower head and separate hand shower attachment with wall mounted

water controls, wall mounted wash basin, concealed cistern WC, towel radiator, tiled splashback, extractor fan.

Bedroom Two 15'7" (4.75m) Max x 9'0" (2.74m)

UPVC double glazed window to front aspect, radiator.

Bedroom Three 9'7" (2.92m) x 7'2" (2.18m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Suite comprising; bath with wall mounted water controls, rain fall shower head and separate retractable hand shower attachment, shower screen, wash basin set within fitted cabinet, concealed cistern WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, extractor fan.

Outside Front

Paved pathway to front door, slate chippings and mature bushes, outside light.

Rear Garden

Rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, outside tap, outside double electric socket, outside light, wooden fence to perimeter, gated access to rear allowing access to allocated parking spaces.

Agents Note

EPC rating B85 (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.

- Avant Built Terraced Home
- Three Bedrooms
- Kitchen with Intergrated Appliances
- Bright Lounge with Bi-Folding Doors
- En Suite Shower Room
- Utility Cupboard and Cloakroom
- Allocated Parking
- Gas Central Heating

