

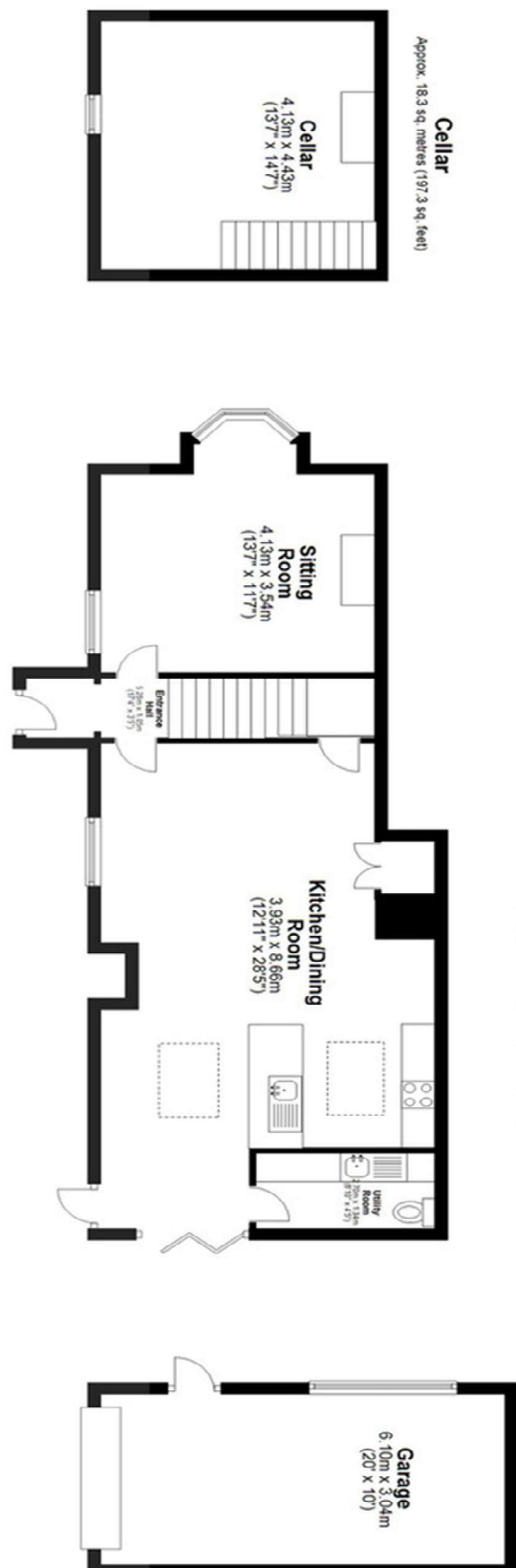


Campingland, Swaffham, PE37 7RB

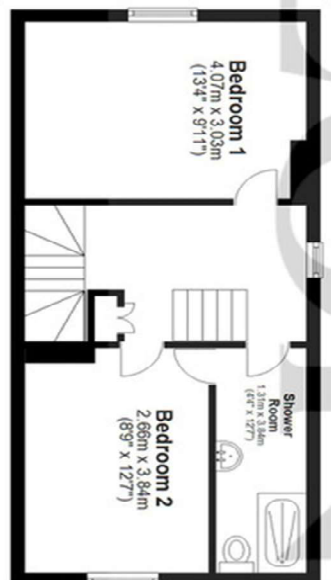
LOCATION, LOCATION, LOCATION! You can't beat this picturesque spot, it's in an easy and convenient proximity to the town, along with its charm, character & modern adaptations and its CHAIN FREE!!....What more would you want! Viewing is highly recommended!

Offers in the Region of £425,000 Freehold

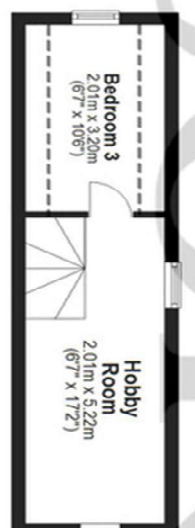
Ground Floor
Main area approx. 66.8 sq. metres (719.0 sq. feet)
Plus garage, approx. 18.5 sq. metres (199.5 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.4 sq. feet)



Second Floor
Approx. 25.0 sq. metres (268.8 sq. feet)



Main area, Approx. 151.0 sq. metres (1625.5 sq. feet)
Plus garages, approx. 18.5 sq. metres (199.5 sq. feet)

Restricted Ceiling Height





Second Floor

Bedroom Three 6'7" (2.01m) x 10'6" (3.2m)

Vaulted ceiling, eaves storage either side, circular ceiling to front enjoying viewing to Campingland Green.

Hobby Room 6'7" (2.01m) Max x 17'2" (5.23m) Max

Second floor landing currently used as hobby room, circular window to rear aspect.

Garage 20'0" (6.1m) x 10'0" (3.05m)

Main up and over door to front aspect, entrance door to side aspect, window to side aspect, electric power and light.

Outside Front

Small front garden laid to low maintenance block paving, double wrought iron gates providing access to driveway which provides off road parking and access to the garage, outside light, gated access to rear garden.

Rear Garden

Well presented, enclosed rear garden, elliptical lawn to centre of garden, nature garden pond, selection of shrubs, plants and ornamental trees to beds and borders, seating areas to front and rear of garden to enjoy sun at various times of day, outside light, wooden storage shed tucked away in the corner, garden wall, hedge and wooden fence to perimeter.

Agents Note

EPC rating E54 (Full copy available on request)
Council tax band B (Own enquiries should be made 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 Extended Cottage
- Three Bedrooms, Four Floors
- Kitchen/ Dining/ Family Room
- Oozing Period Charm & Character
- CHAIN FREE!
- Basement
- Delightful Garden
- Garage + Parking
- Close To Town Centre
- Gas Central Heating

LOCATION, LOCATION, LOCATION!

This very well presented individual property has much to offer, with its picturesque spot overlooking Campingland green, in a close proximity to the town, just a short walk through The Pightle or the church yard where you will then be in the heart of Swaffham town centre, along with the charm and character of its period features as well as its architect designed and built kitchen/dining/family room extension to the rear. The property, built in 1873, featured over four floors offering three bedrooms, shower room, basement, hobby room, utility room with WC, garage, parking, delightful garden, and gas central heating. Also with the added benefit of being offered CHAIN FREE!!

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining/family room, utility room with WC, basement, two bedrooms and shower room to first floor, further bedroom and hobby room to second floor, garage, parking, garden and gas central heating.

Entrance Hall

Entrance door to side aspect, stairs to first floor.

Lounge 13'7" (4.14m) Into Bay x 11'7" (3.53m)

Feature fireplace with inset log burning stove, bay window to front aspect enjoying views over Campingland green, window to side aspect, radiator.

Kitchen/ Dining/ Family Room 12'11" (3.94m) Max x 28'5" (8.66m) Max

Fitted kitchen units to wall and floor, solid wood work surface over, stainless steel one and a half bowl sink unit, electric Neff oven with gas hob over, space for tall upright fridge/freezer, bi-folding double glazed doors opening to rear garden, window to side, Velux windows to vaulted ceiling, radiator.

Utility Room 8'10" (2.69m) x 4'3" (1.3m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, towel radiator, WC, storage shelving.

Basement

13'7" (4.14m) x 0" (0m)
Tiles to floor, fireplace (currently not in use) basement egress window.

Stairs and First Floor Landing

Built in cupboard, stairs to second floor.

Bedroom One 13'4" (4.06m) x 9'11" (3.02m)

Window to rear aspect, radiator.

Bedroom Two 8'9" (2.67m) x 12'7" (3.84m)

Window to front aspect, radiator, door into shower room.

Shower Room 4'4" (1.32m) x 12'7" (3.84m)

Double shower cubicle, wash basin set within fitted cabinet, WC, two towel radiators, obscure glass window to rear aspect, door landing.

