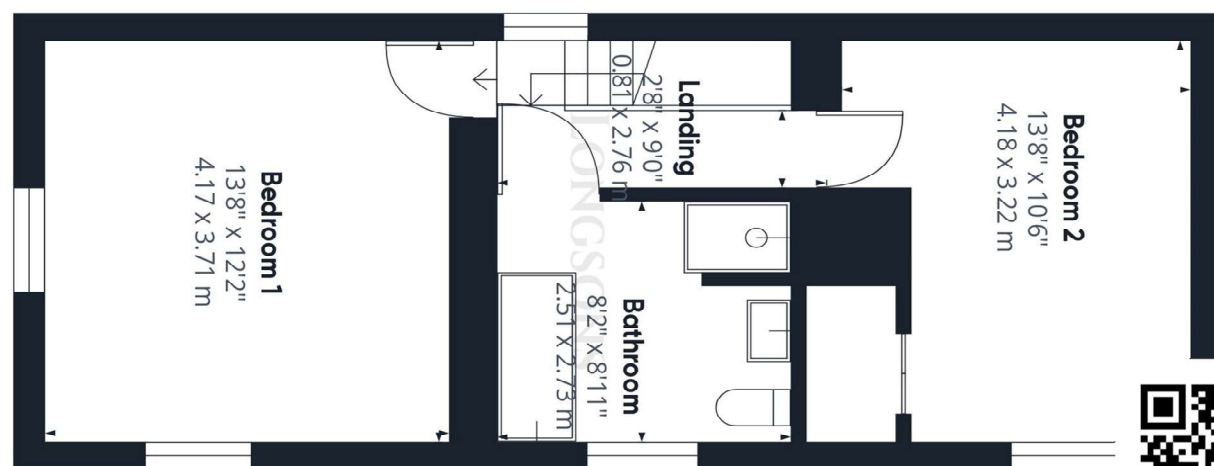
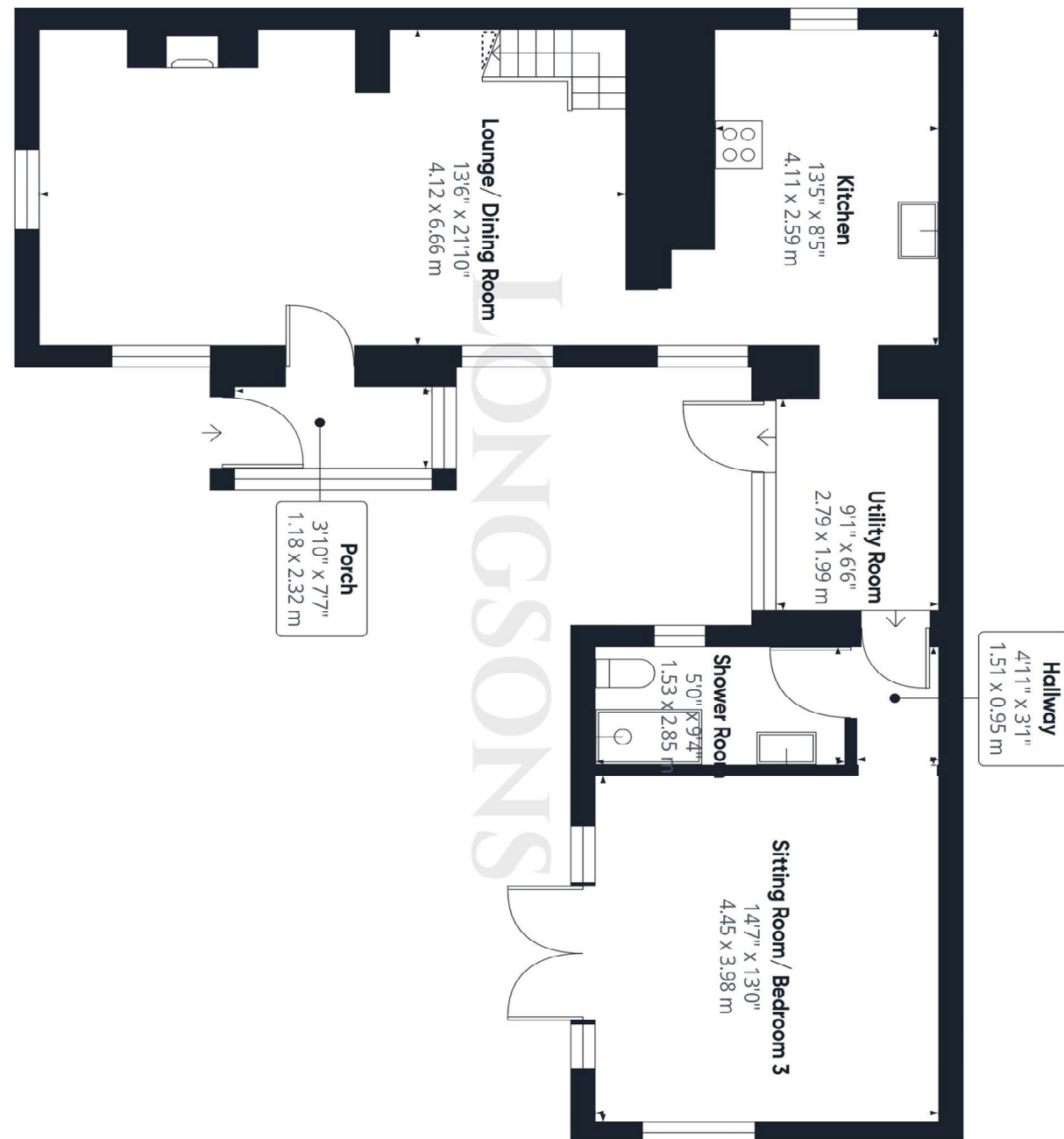




Pit Lane, Swaffham, PE37 7DA

A rare opportunity to acquire a well presented two/three bedroom detached period property conveniently situated right in the heart of Swaffham. Oozing character throughout with some original features, the property boasts, gas central heating and absolutely delightful gardens. A MUST SEE!

Offers in the Region of £425,000 Freehold





Bedroom One
13'8" (4.17m) Including Wardrobes x
12'2" (3.71m)

Dual aspect UPVC double glazed windows to rear and side, built in cupboards with shelving, built in wardrobe, two radiators.

Bedroom Two
13'8" (4.17m) Including Wardrobes x
10'6" (3.2m) To Wardrobe

UPVC double glazed window to rear aspect, built in storage cupboard, built in wardrobe, radiator.

Bathroom

Four piece bathroom suite comprising bath, shower cubicle, WC, wash basin, heated towel rail, extractor fan, radiator, UPVC double glazed window to rear aspect.

Front Garden

To the front of the property there is a gravelled driveway providing off road parking for two vehicles and access to the carport along with a wooden shed, log store and access to the rear garden.

Rear Garden

Very well maintained, delightful rear garden laid mainly to lawn and boasting a brickweave seating area and further seating area laid to shingle, well established flowers and shrubs to borders, selection of fruit

trees, archway leading to further garden area with two sheds, composting area, gravel area for seating, well established borders containing a variety of shrubs and mature magnolia tree, outside light, outside tap.

Agents Note

EPC rating E54 (Full copy available on request)
 Council tax band D (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 Period Property
- Oozing Character & Charm Throughout
- Original Features
- Two/ Three Bedrooms
- Generous Gardens
- Off Road Parking
- Multi-fuel Stove
- Ground Floor Shower Room, First Floor Bathroom
- Gas Central Heating
- Majority UPVC Double Glazing

Situated right in the heart of Swaffham town centre Longsons are delighted to bring to the market this superb detached character property. Dating back to the 1830's, this beautiful property boasts a wealth of character and charm offering many original features. Very conveniently located right in the heart of Swaffham within easy reach of all town centre amenities, this superb property offers versatile accommodation with a ground floor bedroom and shower room and two first floor bedrooms, creating a flexible layout to cater to the needs of many prospective purchasers, further benefits include a first floor family bathroom, utility room, lounge/dining room with multi-fuel stove, absolutely delightful enclosed generous rear garden, off road parking with carport and gas central heating!

An internal inspection is highly recommended to appreciate the true beauty that this stunning character property has to offer!

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 Porch

UPVC double glazed entrance door to front aspect, UPVC double glazed windows to rear and side aspects, tiles to floor.

Lounge / Dining Room
21'10" (6.65m) x 13'6" (4.11m) Max

Feature fireplace with inset multi-fuel stove, stairs to first floor, original ornate windows to rear aspect with secondary glazing, UPVC double glazed window to side aspect, two radiators, fitted cupboards and displays units to alcoves.

Sitting Room/ Bedroom Three
14'7" (4.45m) Including Wardrobes x
13'0" (3.96m)

UPVC double glazed French doors to side opening to rear garden, UPVC double glazed window to rear, radiator.

Kitchen
13'5" (4.09m) x 8'5" (2.57m) Min

Fitted kitchen units to wall and floor, worksurface over, inset one and a half bowl composite sink unit with mixer tap and drainer, Ecowater water softener, secondary glazed original decorative window to rear aspect, tiles to floor, space for large range style electric oven with extractor hood over, integrated fridge/freezer, integrated dishwasher, wall mounted gas central heating boiler, wine and plate rack, UPVC double glazed window to front, radiator.

Utility Room
9'1" (2.77m) x 6'6" (1.98m)

Built in storage cupboard, space and plumbing for washing machine, space for under counter fridge/wine fridge, UPVC double glazed stable style door opening to rear garden, UPVC double glazed windows to side aspect.

Ground Floor Shower Room

WC, vanity unit with sink over, shower cubicle, extractor fan, heated towel radiator, wall mounted infrared heater, UPVC double glazed window to side aspect, tiles to floor.

Stairs & Landing

Ornate double glazed window to front aspect, decorative banister, loft access with ladder.

