



Mount Close, Swaffham, PE37 7NQ

Spacious, detached five bedroom bungalow situated within very easy reach of Swaffham Town Centre. The property offers kitchen/breakfast room, cloakroom with WC, garage and off-street parking for four/five vehicles, gardens, gas central heating and UPVC double glazing throughout.

Price £310,000 Freehold



Situated within very easy reach of Swaffham Town centre, Longsons are delighted to bring to the market this spacious, detached five bedroom bungalow. The property offers garage, parking for four to five vehicles, gardens, kitchen/breakfast room, cloakroom with WC, gas central heating and UPVC double glazing throughout.

Briefly the property offer entrance hall, lounge, kitchen/.breakfast room, rear lobby/utility room, cloakroom with WC, five bedrooms, bathroom, garage, gardens, parking, 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' 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 with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall
UPVC entrance door to front aspect, loft access, radiator.

Lounge
14'3" (4.34m) x 12'11" (3.94m)
UPVC double glazed window to front aspect, radiator.

Kitchen/Breakfast Room
18'9" (5.72m) x 10'1" (3.07m) Max
Fitted kitchen units to walls and floor complemented by a work surface over and stainless steel one and a half bowl sink unit with retractable mixer tap and drainer, integrated Bosch dishwasher, space for large Range style electric oven and hob with extractor hood over,

space for under counter fridge/freezer, space for tall upright fridge/freezer, built in storage cupboard, tiled splashback, tiles to floor, UPVC double glazed window to rear aspect.

Rear Lobby/Utility Area
Space and plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed entrance door opening to rear, UPVC double glazed window to rear aspect.

Cloakroom
Wash basin, WC, obscure glass UPVC double glazed window to rear aspect, radiator.

Bedroom One
11'2" (3.4m) x 9'4" (2.84m)
Built-in wardrobe, UPVC double glazed window to front aspect, radiator.

Bedroom Two
12'7" (3.84m) x 9'0" (2.74m)
Built-in wardrobe, UPVC double glazed window to rear aspect, radiator.

Bedroom Three
11'2" (3.4m) x 8'11" (2.72m)
UPVC double glazed window to front aspect, radiator.

Bedroom Four
9'4" (2.84m) x 7'10" (2.39m)
UPVC double glazed window to front aspect, radiator.

Bedroom Five
11'2" (3.4m) x 8'11" (2.72m)
UPVC double glazed window to side aspect, radiator.

Bathroom
Four piece bathroom suite comprising shower cubicle, bath with shower over and shower curtain, wash basin and WC both set within a fitted cabinet, radiator, tiled splashback, obscure glass UPVC double glazed window to rear aspect, extract fan.

Garage
Double doors opening to front, entrance door opening to rear garden, window to side aspect, electric light and power.

Outside Front and Side
Front and side garden laid to lawn, selection of established decorative trees, path to front door, outside lights, driveway providing off road parking for four to five vehicles, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside lights, wooden fence to perimeter, gated access to front.

Agent's Note
EPC rating D (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 Bungalow
- Five Bedrooms
- Kitchen/Breakfast Room
- Utility
- Garage
- Gardens
- Gas Central Heating
- UPVC Double Glazing

