



**Elizabeth Drive, Swaffham, PE37 8NB**

Very well presented, modernised three/four bedroom link detached bungalow situated in the popular well serviced village of Necton. The property has much to offer and includes utility room, study/bedroom four, garage, parking, gas central heating and UPVC double glazing. Viewing highly recommended.

**Price £325,000 Freehold**







#### Inner Hall

Built in cupboard housing hot water cylinder.

#### Bedroom One

**10'4" (3.15m) x 9'7" (2.92m)**

UPVC double glazed window to rear aspect, radiator.

#### Bedroom Two

**10'10" (3.3m) x 10'5" (3.18m)**

UPVC double glazed window to front aspect, radiator.

#### Bedroom Three

**8'11" (2.72m) x 10'4" (3.15m)**

UPVC double glazed window to front aspect, radiator.

#### Bathroom

Bathroom suite comprising 'P' shaped bath with shower over and shower screen, wash basin, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear aspect.

#### Separate WC

WC, obscure glass UPVC double glazed window to side aspect, radiator.

#### Garage

Main up and over door to front aspect, electric light and power, water tap, composite entrance door opening to rear garden.

#### Outside Front

Very well presented low maintenance front garden laid to modern block paving, coloured chippings within raised planters with inset LED lighting, outside light, gated access to rear garden.

#### Rear Garden

Enclosed rear garden laid to lawn, terrace paved patio area, outside light, outside tap, wooden fence to perimeter, gated access to front.

#### Agents Note

EPC rating D (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Link Detached Bungalow
- Three/ Four Bedrooms
- Study/ Bedroom Four
- Utility Room
- Lounge/ Dining Room/ Kitchen
- Garage & Parking
- Gardens
- Popular Well Serviced Village
- Gas Central Heating
- UPVC Double Glazing

Situated in the well popular well serviced village of Necton, Longsons are delighted to bring to the market this well presented three/four bedroom link detached bungalow. This well proportioned property offers good size open plan lounge/dining room/kitchen, study/bedroom four, utility room, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, utility room, study/bedroom four, three further bedrooms, bathroom, separate WC, garage, parking, gardens, gas central heating and UPVC double glazing.

#### Swaffham

Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free

parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

#### Entrance Hall

Composite entrance door to front aspect, high level UPVC double glazed windows on either side, tiles to floor, radiator.

#### Lounge/ Dining Room

**16'10" (5.13m) Max x 24'2" (7.37m) Max**

UPVC double glazed window to front aspect, radiator.

#### Kitchen

**11'7" (3.53m) x 9'9" (2.97m)**

Modern fitted kitchen units to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, integrated Bosch double electric oven, integrated Bosch induction hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splashback, ties to floor, space for tall upright fridge/freezer.

#### Utility Room

**8'0" (2.44m) x 8'8" (2.64m)**

Space for tumble dryer, space for additional fridge/freezer, composite double glazed entrance door opening to rear garden with double glazed window at side, UPVC double glazed window to rear aspect, window overlooking kitchen, radiator.

#### Study/ Bedroom Four

**9'2" (2.79m) x 8'7" (2.62m)**

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

