

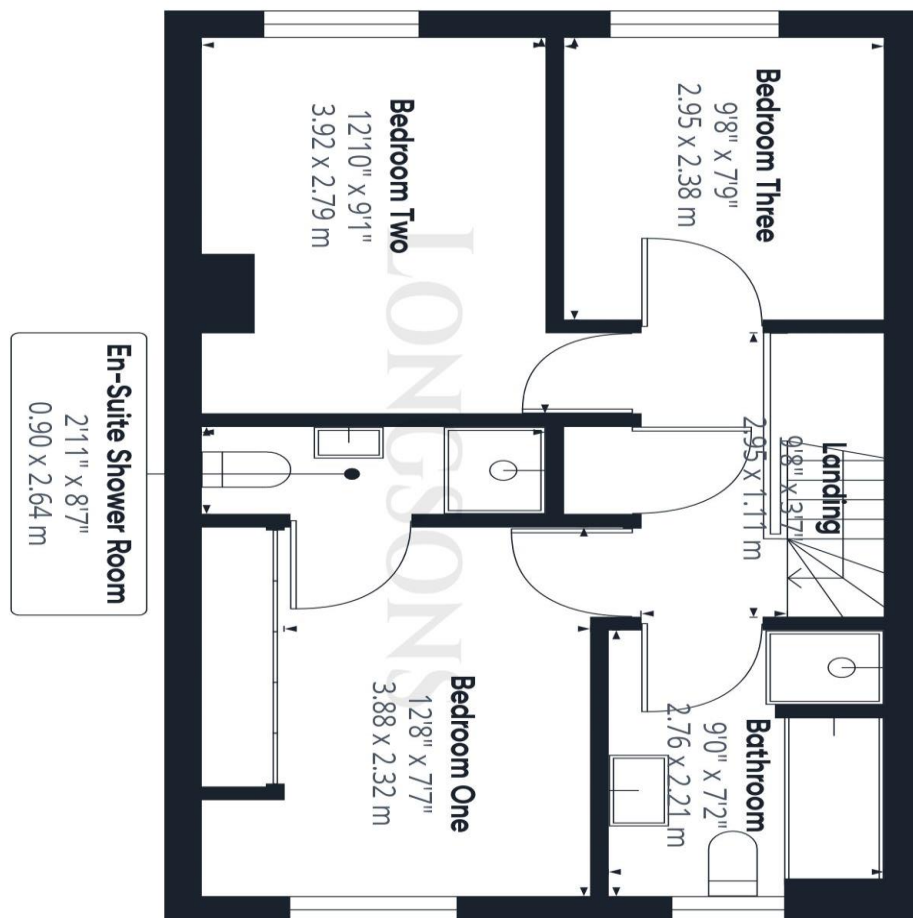
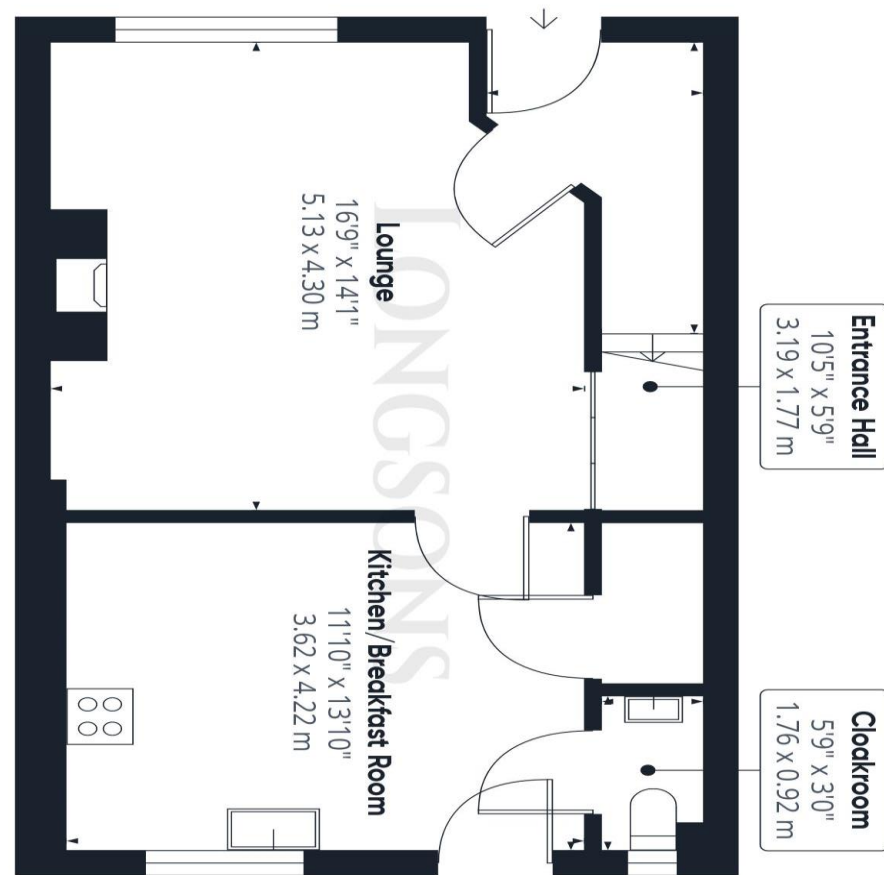


**Bishop Drive, Brandon Road, Swaffham, PE37 7FE**

**CHAIN FREE!**

Modern, detached, three bedroom house close to local schools, built in 2020. The property offers, garage, parking, kitchen/breakfast room, en-suite shower room, integrated appliances, under floor heating to ground floor, log burning stove, air source heat pump and UPVC double glazing.

**Offers over £290,000 Freehold**





### En-Suite Shower Room

Shower cubicle, wash basin, WC, towel radiator, extractor fan.

### Bedroom Two

12'0" (3.66m) x 9'1" (2.77m)

UPVC double glazed window to front aspect, radiator.

### Bedroom Three

9'8" (2.95m) x 7'9" (2.36m)

UPVC double glazed window to front aspect, radiator.

### Bathroom

Four piece bathroom suite comprising shower cubicle, bath, wash basin, WC, obscure glass UPVC double glazed window to rear aspect, towel radiator.

### Outside Front

Front garden laid to low maintenance wood chippings with a selection of shrubs, outside light, driveway laid to block paving providing off road parking and access to garage, gates and access either side to rear garden.

### Garage

Remote control motorised main up and over door to front, entrance door and UPVC double glazed window to side aspect, electric light and power.

### Rear Garden

Rear garden laid to lawn, paved patio seating area, wooden garden shed, outside light, wooden fence to perimeter, gated access access to front.

### Agent's Notes

EPC rating 89B (Full copy available on request)  
Council tax band C (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 House
- Three Bedrooms
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- En-Suite Shower Room
- Garage and Gardens
- Air Source Heat Pump
- UPVC Double Glazing
- Underfloor Heating to Ground Floor
- CHAIN FREE!

Situated close to local schools in the market town of Swaffham, Longsons are delighted to bring to the market his modern, detached, three bedroom house. The property was built as recent as 2020 and boasts kitchen/breakfast room with integrated appliances, ground floor cloakroom, log burning stove, en-suite shower room, under floor heating to ground floor, garage, parking, gardens, air source heat pump providing hot water and heating and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, family bathroom, garage, gardens, air source heat pump providing heating and hot water, 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 surgery's, 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

Composite entrance door to front, tiles to floor, stairs to first floor.

### Lounge

Feature fireplace with inset log burning stove, UPVC double glazed window to front aspect.

### Kitchen/Breakfast Room

13'10" (4.22m) x 11'10" (3.61m)

Modern fitted kitchen units to walls and floor complemented by a work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch ceramic hob with extractor hood over, integrated Bosch double electric oven, integrated fridge/freezer, integrated Bosch dishwasher, integrated Bosch washing machine, built-in storage cupboard, tiles to floor, UPVC double glazed entrance door opening to rear garden.

### Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to rear aspect, tiles to floor.

### Stairs and Landing

Built-in storage cupboard, loft access.

### Bedroom One

12'8" (3.86m) x 7'7" (2.31m)

Built-in wardrobes, UPVC double glazed window to rear aspect, radiator, door to en-suite shower room.

