

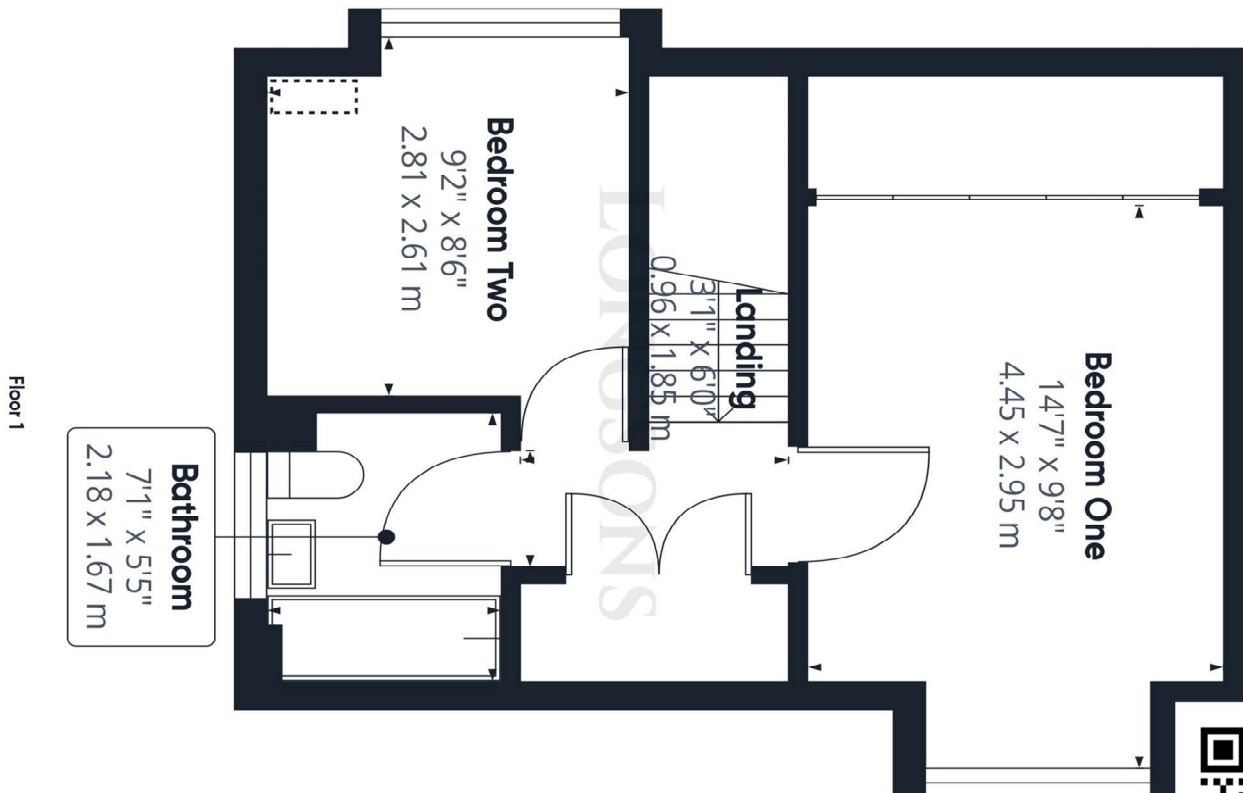
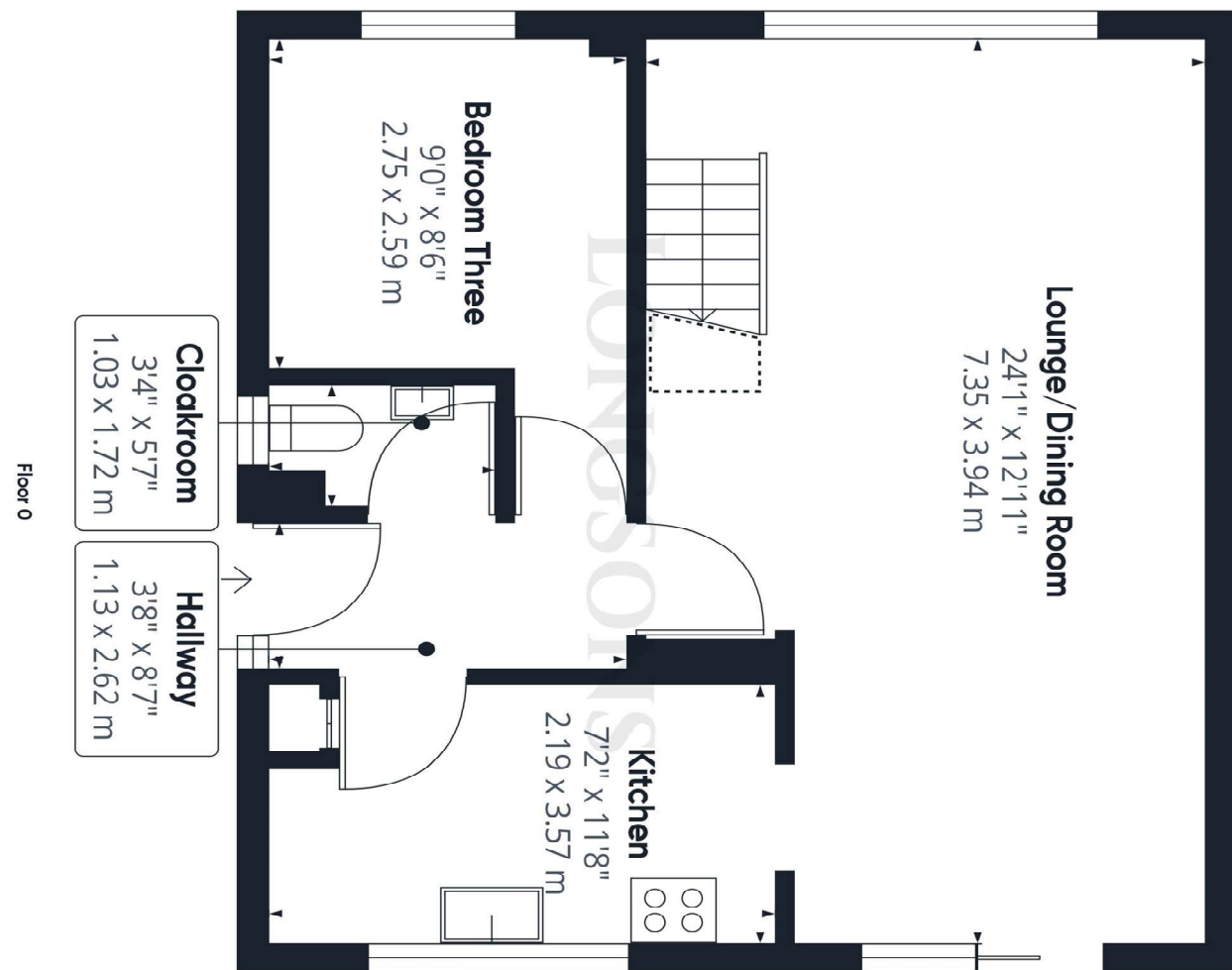


Hickling Close, Swaffham, PE37 7SE

Guide £250,000-£260,000 - NO CHAIN

A well presented three bedroom chalet style detached house situated on a popular development on the outskirts of Swaffham. The property offers lounge/dining room, garage, parking, gardens, gas central heating and UPVC double glazing.

£240,000 Freehold





Bedroom One
14'7" (4.45m) x 9'8" (2.95m)

Two built in wardrobes, UPVC double glazed window to rear aspect, radiator.

Bedroom Two
9'2" (2.79m) x 8'6" (2.59m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Bathroom suite comprising 'P' shaped bath with shower over and shower screen, wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to side aspect.

Garage

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

Outside Front

Low maintenance front garden laid to shingle, driveway with double wooden gates providing secure off road parking and access to garage, outside light, gated access to rear garden.

Rear Garden

Enclosed landscaped rear garden, terraced area laid to lawn with steps up, paved patio seating area, wooden fence to perimeter, outside tap, gated access to front.

Agents Note

EPC rating C (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.

- Chalet Style Detached House
- Three Bedrooms
- NO CHAIN!!
- Well Presented Throughout
- Garage
- Secure Parking
- Lounge/Dining Room
- Cul De Sac Location
- UPVC Double Glazing
- Gas Central Heating

NO ONWARD CHAIN!!

Situated in a popular residential area on the outskirts of Swaffham in a cul de sac location, Longsons are delighted to bring to the market this three bedroom chalet style detached house. This well presented property offers lounge/dining room, garage, secure parking, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom, three bedrooms, bathroom, 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

UPVC double glazed obscure glass entrance door to side aspect, radiator.

Lounge/Dining Room
24'1" (7.34m) Max x 12'11" (3.94m)

Stairs to first floor, sliding patio door opening to rear garden, UPVC double glazed window to front aspect, radiator.

Kitchen

11'8" (3.56m) x 7'2" (2.18m)

Modern fitted kitchen units to wall and floor, work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated fridge/freezer, integrated electric oven and hob with extractor hood over, space and plumbing for slimline dishwasher, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled splashback, UPVC double glazed window to rear aspect.

Cloakroom

Hand wash basin, WC, tiles to floor, obscure glass UPVC double glazed window to side aspect, radiator.

Ground Floor Bedroom Three
9'0" (2.74m) x 8'6" (2.59m)

UPVC double glazed window to front aspect, radiator.

Stairs and Landing

Built in cupboard with double doors housing hot water cylinder, loft access.

