



### Hamilton Close, Swaffham, PE37 7TA

CHAIN FREE! Three bedroom link-detached house situated on the popular heathlands development in Swaffham. The property offers two reception rooms, cloakroom with WC, garage, gardens, parking, gas central heating and UPVC double glazing.

**Price £245,000 Freehold**





**Bedroom Two**  
**11'5" (3.48m) x 8'11" (2.72m)**  
 UPVC double glazed window to rear aspect, radiator.

**Bedroom Three**  
 UPVC double glazed window to rear aspect, radiator.

**Bathroom**  
 Bathroom suite comprising bath, washbasin, WC, obscure glass UPVC double glazed window to rear aspect, tiled splashback, radiator.

**Garage**  
 Main up and over door to front aspect, entrance door opening into rear garden, electric lights and power.

**Outside Front**  
 Low maintenance front garden laid to shingle, driveway providing off road parking, outside lights, gated access to rear garden.

**Rear Garden**  
 Enclosed rear garden laid to lawn, paved patio seating area, outside light, gated access front.

**Agent's Notes**  
 EPC rating TBC (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.

- Link-Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Cloakroom
- Garage and Gardens
- UPVC Double Glazing
- Gas Central Heating
- NO CHAIN!

Situated on the popular Heathlands development in Swaffham, Longsons are delighted to bring to the market this link-detached three bedroom house. The property offers two reception rooms, cloakroom with WC, garage, gardens, parking, gas central heating and UPVC double glazing.

Offered - CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, kitchen, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

**SWAFFHAM**  
 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 aspect, stairs to first floor, radiator.

**Lounge**  
**12'5" (3.78m) x 12'3" (3.73m)**  
 UPVC double glazed window to front aspect, radiator, glazed double doors opening through to dining room.

**Dining Room**  
**11'0" (3.35m) Max x 9'4" (2.84m)**  
 UPVC double glazed French doors opening to rear garden, two radiators, built in understairs storage cupboard, arched opening through to kitchen.

**Kitchen**  
**11'1" (3.38m) x 5'8" (1.73m)**  
 Fitted kitchen units to walls and floor complemented by a work surface over, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space for slim line fridge/freezer, wall mounted gas central heating boiler, tiled splashback, UPVC double glazed window to rear aspect.

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

**Stairs and Landing**  
 Built-in cupboard housing hot water cylinder, obscure glass UPVC double glazed window to side aspect, loft access.

**Bedroom One**  
**12'1" (3.68m) x 8'11" (2.72m)**  
 Fitted wardrobes with mirrored doors, UPVC double glazed window to front aspect, radiator.

