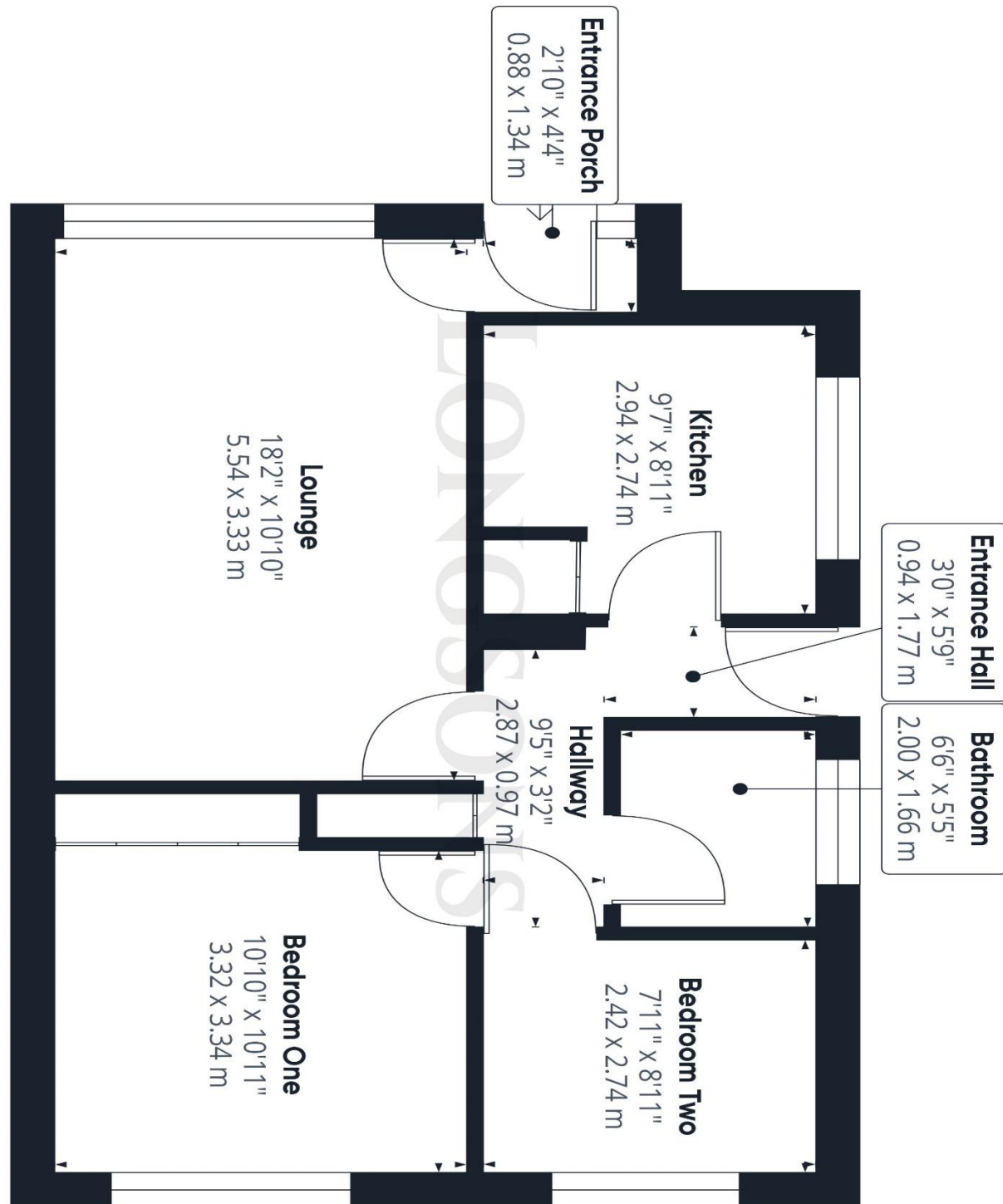




### Longfields, Swaffham, PE37 7RH

CHAIN FREE!! A detached two bedroom bungalow situated on the popular Longfields development in Swaffham. The property offers garage, parking, gardens, and UPVC double glazing.

**Offers in excess of £240,000 Freehold**





### Garage

Main up and over door to front aspect, entrance door opening to rear garden, obscure glass UPVC double glazed window to rear aspect, electric light and power.

### Outside Front

The front garden is laid to lawn, shrubs to borders, driveway providing off road parking, outside light, outside tap, gated access to rear garden.

### Rear Garden

The rear garden is laid to lawn, shrubs and plants to beds and borders, garden pond, wooden garden shed, fence to perimeter.

### Agents Note

EPC rating D58 (Full copy available on request)

Council tax band B (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
- Two Bedroom
- CHAIN FREE!!
- Shower Room
- Gardens
- Garage + Parking
- UPVC Double Glazing
- Electric Warm Air Heating

**CHAIN FREE!!** Situated on the popular Longfields development in Swaffham Longsons are delighted to bring to the market this two bedroom detached bungalow. The property offers garage, parking, gardens and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, entrance porch, kitchen, two bedrooms, shower room, garage, parking, gardens, UPVC double glazing and electric warm air heating.

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 entrance door to side aspect, built in cupboard, radiator.

### Lounge

**18'2" (5.54m) x 10'10" (3.3m)**

UPVC double glazed window to front aspect.

### Entrance Porch

UPVC double glazed entrance door to front aspect.

### Kitchen

**9'7" (2.92m) x 8'11" (2.72m)**

Fitted kitchen units to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, space for electric oven, space and plumbing for washing machine, built in cupboard housing electric warm air heating system, UPVC double glazed window to side aspect.

### Bedroom One

**10'10" (3.3m) x 10'11" (3.33m)**

Fitted wardrobes, UPVC double glazed window to rear aspect, electric storage heater.

### Bedroom Two

**7'11" (2.41m) x 8'11" (2.72m)**

UPVC double glazed window to rear aspect, electric storage heater.

### Shower Room

Shower cubicle, wash basin, WC, fully tiled walls, electric towel radiator, obscure glass UPVC double glazed window to side aspect, tiles to floor.

