



Montagu Close, Swaffham, PE37 7EQ

Modern, well presented three bedroom semi detached house with kitchen/breakfast room, conservatory, garage, gardens and parking. Conveniently located within easy reach of Swaffham town centre. Viewing highly recommended.

Price £239,950 Freehold





Bedroom Three
7'10" (2.39m) x 7'8" (2.34m)
 UPVC double glazed window to front, radiator.

Bathroom
7'4" (2.24m) x 6'2" (1.88m)
 Modern bathroom suite comprising bath with rainforest shower head over and hand shower attachment, shower screen, wash basin set within fitted cabinet, concealed cistern, WC, obscure glass UPVC double glazed window to rear, radiator, tiles to floor.

Outside Front
 Front garden laid to lawn, driveway leading to garage door, path to front door, plants and flowers to borders.

Garage
 Single garage main up and over door to front, access door to side, window to side, electric light and power.

Rear Garden
 Enclosed, well presented rear garden laid to lawn, seating area laid to shingle, path to side, shrubs and plants

to beds and borders, wooden fence to perimeter, gated access to front.

Agents Note 1
 Please note, all internal photo`s were taken in 2021 and may not be a true reflection of the properties current condition.

Also the vendor has added UPVC double glazed doors off the kitchen leading into the conservatory.

Agents Note 2
 EPC rating D59 (Full copy available on request)
 Council tax band B (Own enquiries should be make 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.

- Very Well Presented
- Semi Detached House
- Three Bedrooms
- Garage
- Conservatory
- Front and Rear Gardens

Very well presented, modern three bedroom semi-detached house, conveniently located within easy reach of Swaffham town centre.

The property boasts a kitchen/breakfast room, conservatory, gardens, parking and garage.

Viewing is highly recommended.

Briefly, the property offers - entrance hall, living room, kitchen/breakfast room, cloakroom with WC, three bedrooms, bathroom, garage, parking, front and rear gardens, gas central heating and double glazing.

SWAFFHAM
 Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, 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 and approx 30 miles to the city of Norwich, with

excellent bus services to local villages and surrounding towns and cities.

Entrance Hall
 UPVC double glazed door to front, oak flooring to floor.

Lounge
15'11" (4.85m) Max x 14'0" (4.27m)
 UPVC double glazed window to front, stairs to first floor, radiator, understairs storage cupboard.

Kitchen/Breakfast Room
15'11" (4.85m) x 9'9" (2.97m)
 Range of modern fitted kitchen units to wall and floor, wooden work surface over, stainless steel sink unit with mixer tap and drainer, integral Zanussi oven, integral Zanussi induction hob with Zanussi extractor hood over, integral Zanussi dishwasher, space and plumbing for washing machine, space for upright fridge freezer, cupboard housing gas central heating boiler, built in cupboard/pantry, UPVC double glazed entrance door to side, UPVC double glazed window to rear, UPVC

double glazed French doors opening to conservatory.

Conservatory
9'10" (3m) x 15'11" (4.85m)
 UPVC double glazed conservatory with UPVC double glazed French doors opening to garden, power and lighting, radiator.

Cloakroom
 Wash basin, wc, oak flooring, tiled splashback, window to front, radiator.

Stairs and Landing
 UPVC double glazed window to side, loft access, radiator.

Bedroom One
12'8" (3.86m) x 7'11" (2.41m)
 UPVC double glazed window to front, radiator.

Bedroom Two
11'2" (3.4m) x 8'4" (2.54m)
 UPVC double glazed window to rear, radiator.

