

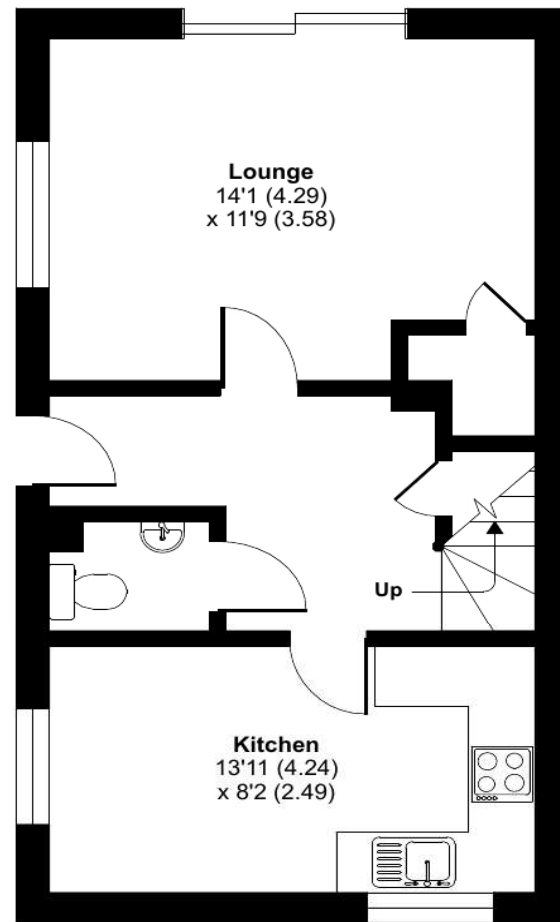
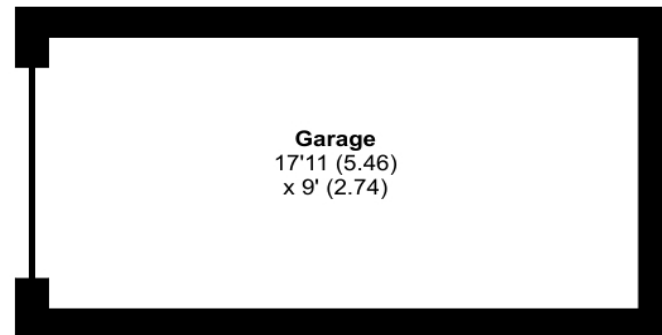
# Highfield Avenue, Swaffham, PE37

Approximate Area = 830 sq ft / 77.1 sq m

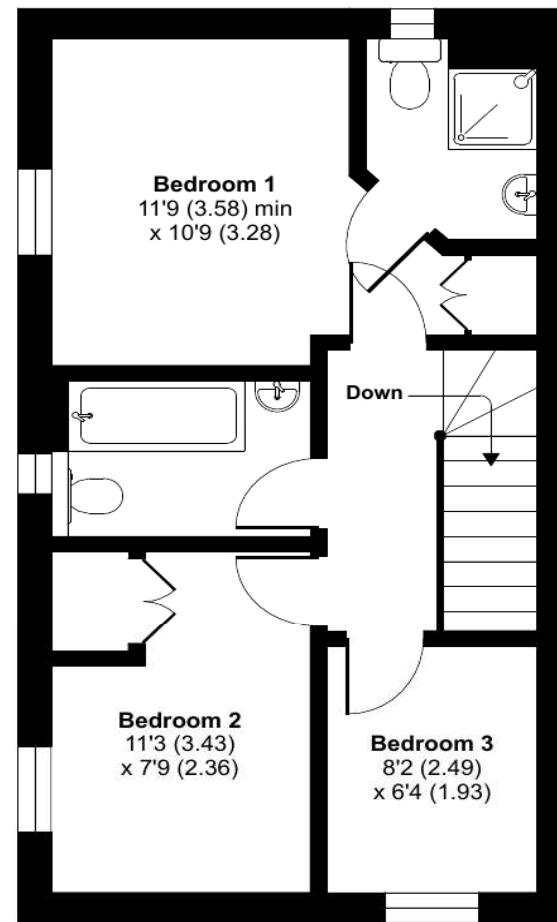
Garage = 160 sq ft / 14.9 sq m

Total = 990 sq ft / 92 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## Highfield Avenue, Swaffham, PE37 7PS

CHAIN FREE!

Well presented, three bedroom semi-detached house situated on the outskirts of Swaffham.

The property offers en-suite shower room, a cloakroom with WC, kitchen/dining room, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

**Price £230,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1126575



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window to side aspect, tiled splash back, radiator.

**Bedroom two**  
**11'3" (3.43m) x 7'9" (2.36m)**  
 Built-in wardrobe, UPVC double glazed window to front aspect, radiator.

**Bedroom Three**  
**8'2" (2.49m) x 6'4" (1.93m)**  
 UPVC double glazed window to side aspect, radiator.

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

**Garage**  
 Main up and over door to front aspect, electric lights and power.

**Outside Front**  
 Front and side garden laid to lawn, selection of shrubs and plants to beds and borders, iron railings to perimeter,

outside lights, gate and access to rear garden.

**Rear Garden**  
 Low maintenance rear garden laid to shingle, shrubs and plants to beds, outside tap, wooden fence and garden wall to perimeter, gated access to front.

**Agent's Notes**  
 EPC rating C76 (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.

- Semi-detached House
- Three Bedroom
- Kitchen/Dining Room
- En-Suite Shower Room
- Cloakroom
- Garage and Parking
- Gardens
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE!

Situated just on the outskirts of Swaffham, Longsons are delighted to bring to the market this well presented three bedroom semi-detached house. The property offers en-suite shower room, kitchen/dining room, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing. Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom garage, gardens, parking, gas central heating and UPVC double glazing.

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**  
 Entrance door to front aspect, understairs storage cupboard, stairs to first floor, radiator.

**Lounge**  
**14'1" (4.29m) x 11'9" (3.58m)**  
 Built-in cupboard housing hot water cylinder, UPVC double glazed patio door opening to rear garden, UPVC double glazed window to front aspect, radiator.

**Kitchen/Dining Room**  
**13'11" (4.24m) x 8'2" (2.49m)**  
 Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven with gas hob and extractor hood over, integrated fridge/freezer, integrated washing machine, tiles to floor, tiled splashback, UPVC double glazed window to front and side aspect, radiator.

**Cloakroom**  
 Hand wash basin, WC, tiled splashback, extractor fan, radiator.

**Stairs and Landing**  
 Loft access.

**Bedroom One**  
**11'9" (3.58m) x 10'9" (3.28m)**  
 Built-in wardrobe, UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

**En-suite Shower Room**  
 Shower cubicle, wash basin, WC, obscured glass UPVC double glazed

