



## Sandringham Way, Swaffham, PE37 8BS

**NO ONWARD CHAIN!!**

A very well presented semi-detached home, located within easy reach of Swaffham town centre and all its amenities. The property offers two good sized bedrooms, open-plan kitchen/living area, cloakroom with WC, air source central heating and UPVC double glazing.

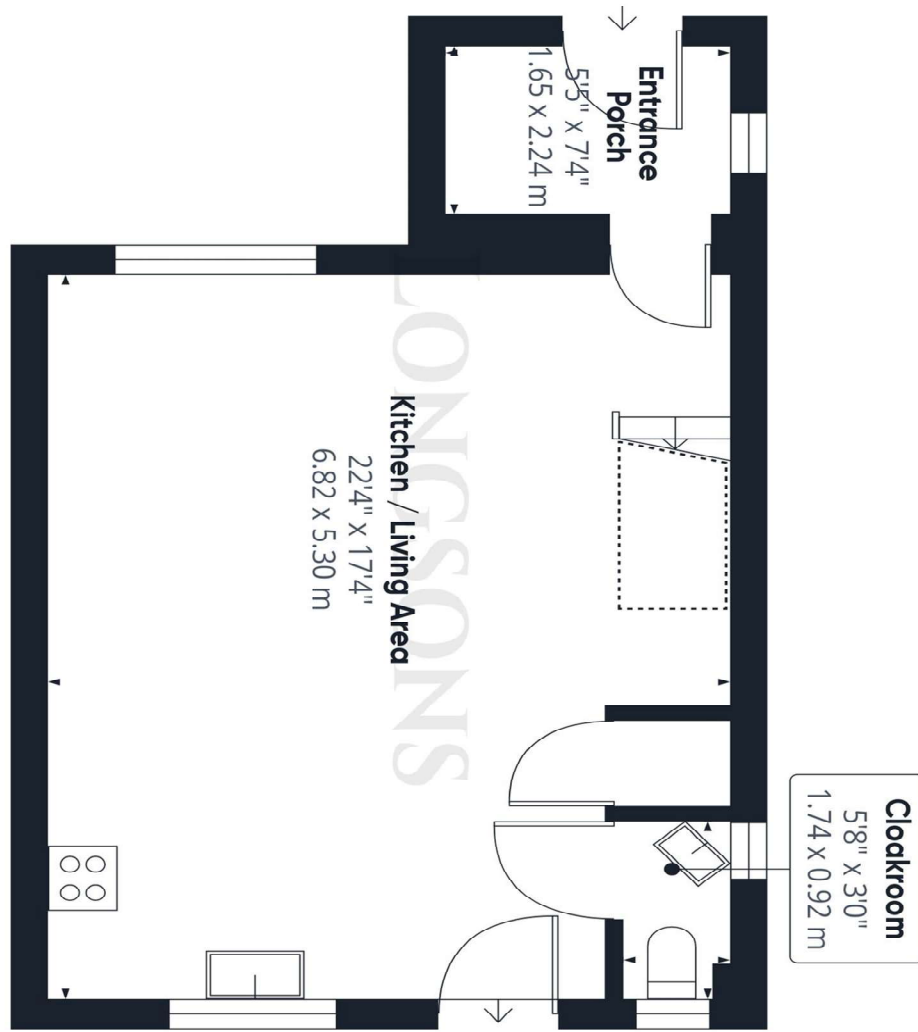
**Offers in Excess of £210,000 Freehold**



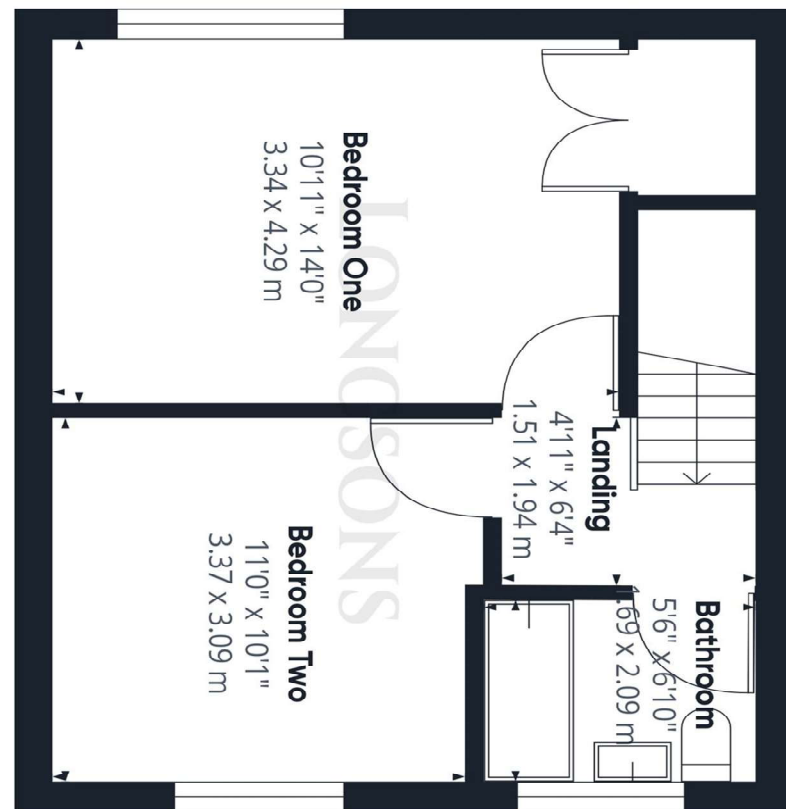
Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
 Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>

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Floor 0



Floor 1





### Bathroom

Suite comprising panelled bath with electric shower over and shower screen, hand wash basin, WC, partly tiled walls, shaving point, UPVC double glazed obscure glass window to rear aspect, radiator.

### Outside Front

Shingle driveway providing off-road parking, path leading to front door, gated access to rear garden.

### Rear Garden

Generous, enclosed rear garden laid mainly to lawn with a paved patio seating area, wooden fence to perimeter.

### Agent's Notes

EPC rating C72 (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.

- Semi-Detached House
- Two Bedrooms
- Open Plan Kitchen/Lounge
- Cloakroom
- Air Source Heating System
- Enclosed Garden and Off-Road Parking
- UPVC Double Glazed Windows

Situated within easy reach of Swaffham town centre and all of its amenities, Longsons are delighted to bring to market this very well presented two bedroom semi-detached house. The property offers open plan kitchen/lounge area with ground floor cloakroom, parking, garden, air source central heating and UPVC double glazing.

Offered with no onward chain.

Briefly the property offers, entrance porch, open plan kitchen/lounge, ground floor cloakroom with WC, two bedrooms, family bathroom, air source central heating, UPVC double glazing, enclosed rear garden, off-road parking.

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 as 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, Theftord Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

### Entrance Porch

UPVC part glazed external entrance door to front aspect, radiator, UPVC double glazed window to side aspect.

### Kitchen/Living area 22'4" (6.81m) x 17'4" (5.28m)

A range of fitted kitchen units to walls and floor complemented by a work surface over, inset stainless steel sink

and drainer with mixer tap, tiled splashback, integrated electric oven and hob with concealed extractor fan over, space for fridge/freezer, plumbing for washing machine, tiled flooring, storage cupboard, UPVC double glazed window to rear aspect, UPVC part double glazed external entrance door opening to rear aspect, staircase rising to the first floor landing, UPVC double glazed window to front aspect, radiator.

### Cloakroom

Hand wash basin, WC, tiled flooring, UPVC double glazed obscure glass window to side and rear aspects.

### Stairs and Landing

Loft access.

### Bedroom One

14'0" (4.27m) x 10'11" (3.33m)

Built-in wardrobe, UPVC double glazed window to front aspect, radiator.

### Bedroom Two

11'0" (3.35m) x 10'1" (3.07m)

UPVC double glazed window to rear aspect.

