

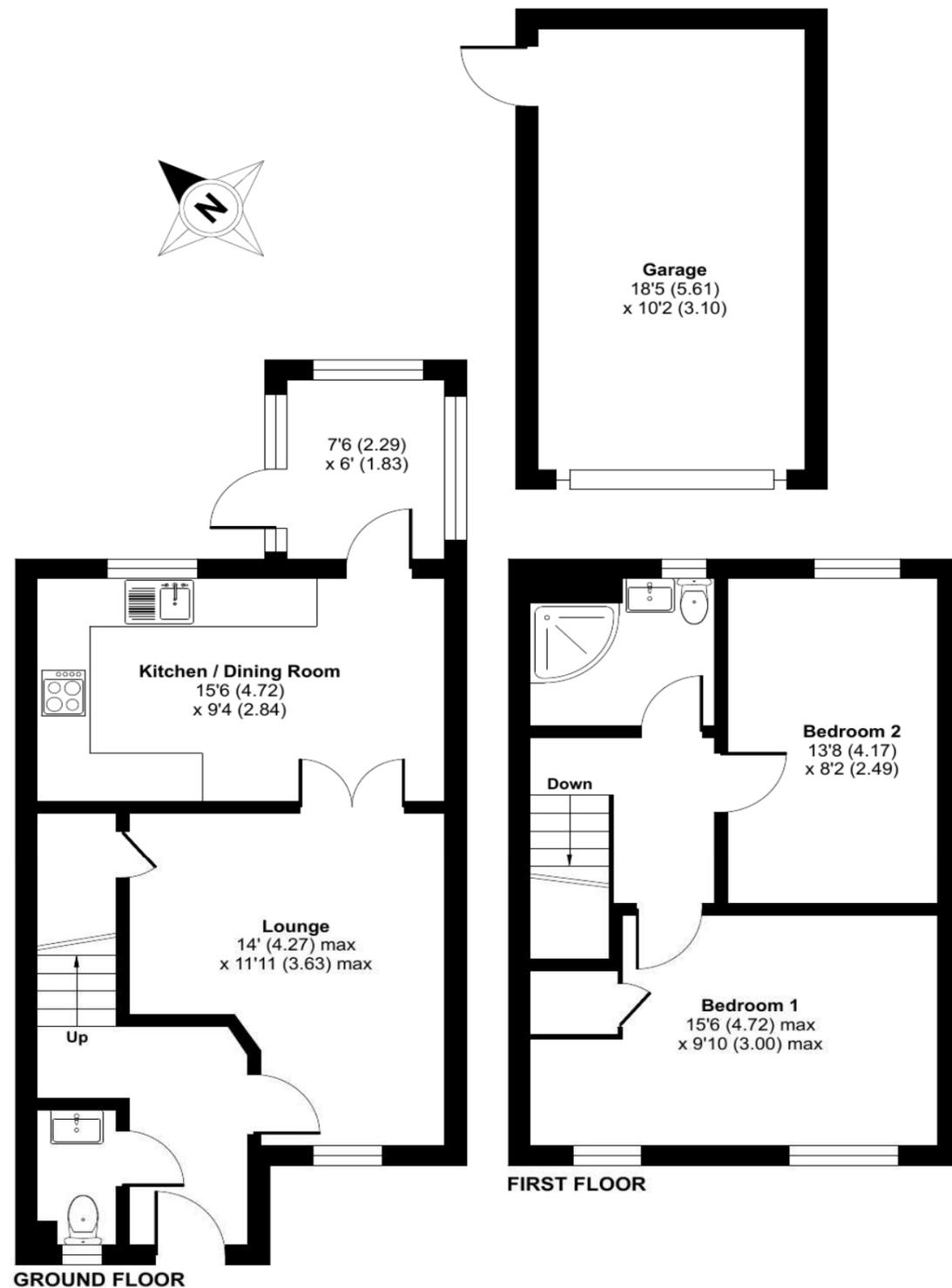
Sir Archdale Road, Swaffham, PE37

Approximate Area = 822 sq ft / 76.3 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1010 sq ft / 93.7 sq m

For identification only - Not to scale



Sir Archdale Road, Swaffham, PE37 7JF

Offered CHAIN FREE!

Modern, well presented semi detached two bedroom house situated conveniently within easy reach of the Swaffham town centre and local conveniences. The property offers garage, garden room, kitchen/dining room, gardens, parking, gas central heating and UPVC double glazing.

Price £215,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1155194





Bedroom One
15'6" (4.72m) x 9'10" (3m)

Two UPVC double glazed windows to front, built-in cupboard housing modern hot water cylinder, radiator.

Bedroom Two
13'8" (4.17m) x 8'2" (2.49m)

UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to rear, radiator.

Garage
18'5" (5.61m) x 10'2" (3.1m)

Electric remote control motorised main up and over door to front, electric lights and power.

Outside Front

Small manageable front garden, shrubs and plants to beds, driveway to side providing off road parking and access to garage, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to low maintenance coloured chippings, wooden garden shed, shrubs and plants to borders, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C78 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

- Semi-Detached House
- Two Bedrooms
- Garden Room
- Cloakroom
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE

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.

Situated on a popular development conveniently within easy reach of Swaffham town centre and local conveniences, Longsons are delighted to bring to the market this well presented, modern semi detached two bedroom house. The property offers garage, kitchen/dining room, garden room, cloak room with WC, gardens, parking, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, garden room, cloak room with WC, two bedrooms, shower room, garage, gardens, parking, gas central heating and UPVC double glazing.

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

Stairs to first floor, composite entrance door to front, radiator.

Lounge
14'0" (4.27m) x 11'11" (3.63m)

Understairs storage cupboard, UPVC double glazed window to front, radiator.

Kitchen/Dining Room
15'6" (4.72m) x 9'4" (2.84m)

Fitted kitchen units to walls and floor complemented by a work surface over, composite one and a half bowl sink unit, mixer tap and drainer, integrated Neff electric oven, Bosch gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for tall upright fridge/freezer, under counter lighting, wall mounted gas central heating boiler concealed within cupboard, UPVC double glazed window to rear, tiled splashback, radiator.

Garden Room

UPVC double glazed windows to rear and both sides, UPVC double glazed entrance door opening to rear garden.

Cloakroom

Wash basin set with in fitted cabinet, WC, obscure glass UPVC double glazed window to front, radiator.

Stairs and Landing

Loft access.

