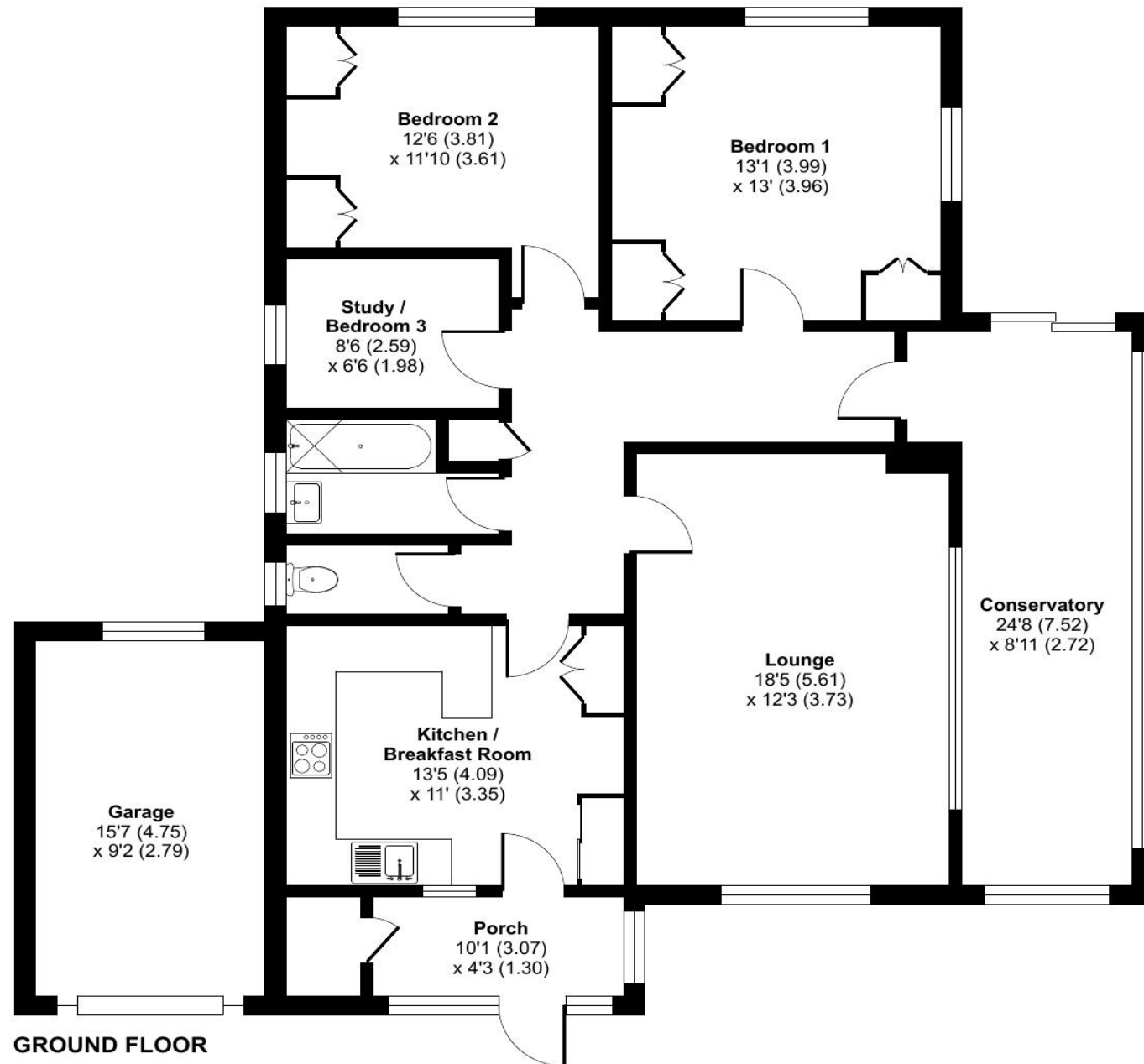


Avellan, Northwell Pool Road, Swaffham, PE37

Approximate Area = 1232 sq ft / 114.4 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1374 sq ft / 127.5 sq m
For identification only - Not to scale



Northwell Pool Road, Swaffham, PE37 7HW

Offered CHAIN FREE! Well presented, detached three bedroom bungalow with good sized gardens offering heaps of potential situated in a popular location in Swaffham. The property currently offers conservatory, kitchen/breakfast room, garage, gardens, parking, gas central heating and double glazing.

Price £375,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1165333



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Bedroom One
13'1" (3.99m) x 13'0" (3.96m)

Fitted wardrobes, UPVC double glazed windows to rear and side, radiator.

Bedroom Two
12'6" (3.81m) x 11'10" (3.61m)

Fitted wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Three
8'6" (2.59m) x 6'6" (1.98m)

Currently set up as study, UPVC double glazed window to side, radiator.

Bathroom

Suite comprising bath with shower over and shower screen, wash basin, fully tiled walls, obscure glass UPVC double glazed window to rear.

Cloakroom

WC, tiled splashback, obscure glass UPVC double glazed window to side, radiator.

Garage

15'7" (4.75m) x 9'2" (2.79m)

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

Outside Front

Front garden laid to lawn, carport, driveway laid to shingle providing off road parking, shrubs and plants to beds

and borders, garden wall to perimeter, gated access to rear garden.

Rear Garden

Really good size rear garden laid to lawn, paved patio seating area, wooden pagoda, two wooden garden sheds, greenhouse, shrubs and plants to borders, outside lights, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating D57 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Three Bedrooms
- Kitchen/Breakfast Room
- Energy Efficiency Rating D57
- Conservatory
- Garage, Gardens and Parking
- Gas Central Heating and 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 in a popular market town of Swaffham, and only a five minute walk to all the amenities Swaffham has to offer, Longsons are delighted to bring to the market this well presented, spacious detached three bedroom bungalow. The property comes with good sized gardens and offers heaps of potential currently with conservatory, kitchen/breakfast room, lounge, garage, parking, double glazing and gas central heating.

Viewing highly recommended to fully appreciate what is available.

Offered CHAIN FREE!

Briefly, the property offers entrance porch, kitchen/breakfast room, inner hall, lounge, conservatory, three bedrooms, bathroom, separate WC, garage, parking, good sized gardens, gas central heating and 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 Porch

UPVC double glazed entrance porch entrance door to front, windows to front and side, built-in storage cupboard.

Kitchen/Breakfast Room
13'5" (4.09m) x 11'0" (3.35m)

Fitted kitchen unit to walls and floor complemented by a work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven with Bosch ceramic hob and extractor hood over, integrated microwave, integrated fridge, breakfast bar, space and plumbing for washing machine, built-in cupboard housing hot water cylinder, floor mounted gas central heating boiler, tiled splashback, radiator, entrance door to front, window to front.

Inner Hall

Built-in storage cupboard, two radiators.

Lounge

18'5" (5.61m) x 12'3" (3.73m)

UPVC double glazed window to front, window to side, feature open fireplace (currently not in use) two radiators.

Conservatory

24'8" (7.52m) x 8'11" (2.72m)

Double glazed conservatory, sliding patio doors opening to front and rear, electric light and power.

