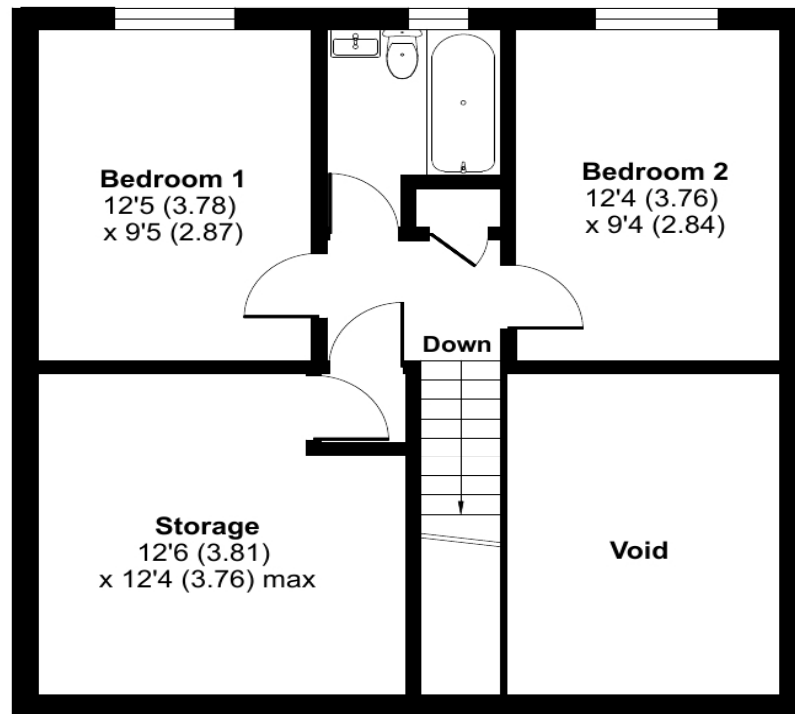




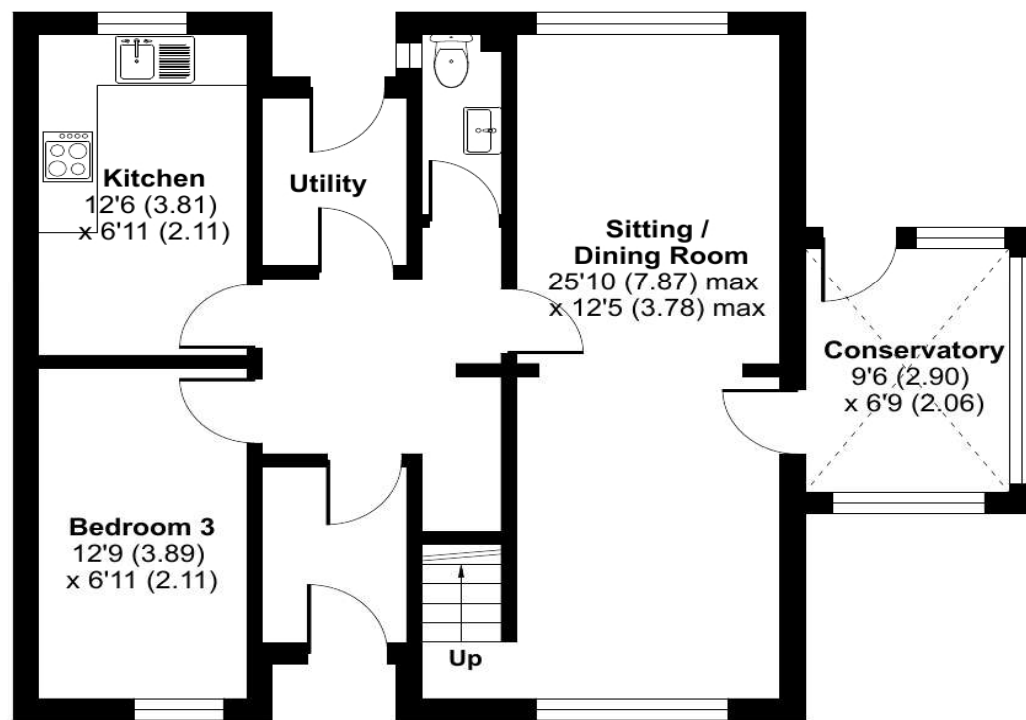
Sandringham Way, Swaffham, PE37

Approximate Area = 1207 sq ft / 112.1 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1167647



Sandringham Way, Swaffham, PE37 8BS

Nicely presented, modern 3 bedroom end terraced house situated within easy reach of Swaffham town centre. The property boasts living/dining room, conservatory, gardens, gas central heating and UPVC double glazing. Viewing highly recommended!

Price £200,000 Freehold



Stairs & Landing

Cupboard housing gas central heating boiler, loft access, storage cupboard.

Bedroom One

12'5" (3.78m) x 9'5" (2.87m)

UPVC double glazed window to rear, radiator.

Bedroom Two

12'4" (3.76m) x 9'4" (2.84m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising; bath with electric shower over and shower screen, wash basin set within fitted cabinet, concealed cistern WC, fully tiled walls, heated towel rail, obscure glass UPVC double glazed window to rear.

Front Garden

Front garden laid to lawn, path to front door, shrubs and plants to beds and borders, outside light, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, outside tap, outside lighting, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating C 75 (Full copy available on request)

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

- End Terrace House
- Three Bedrooms
- Lounge / Dining Room
- Energy Efficiency C75
- Conservatory
- Cloakroom with WC
- Front & Rear Gardens
- Gas Central Heating

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 within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented modern end terraced 3 bedroom house. The delightful property boasts conservatory, lounge/dining room, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property comprises: entrance hall, inner hall, lounge/diner, conservatory, kitchen, utility/rear lobby, cloakroom with WC, three bedrooms (one on ground floor), bathroom, gardens, 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

UPVC double glazed entrance door to front.

Inner Hall

Radiator.

Lounge/ Dining Room
25'10" (7.87m) Max x 12'5" (3.78m) Max

Stairs to first floor, double aspect glazing with UPVC double glazed windows to front and rear, radiator

Conservatory

9'6" (2.9m) x 6'9" (2.06m)

UPVC double glazed conservatory, entrance door to rear.

Kitchen

12'6" (3.81m) x 6'11" (2.11m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integral electric oven with ceramic hob over, space and plumbing for dishwasher, space for tall fridge/freezer, UPVC double glazed window to rear, radiator.

Utility Room

Space and plumbing for washing machine, entrance door to rear garden.

Cloakroom

Wash basin, WC, high level window to side, tiled splashback.

Bedroom Three (Ground Floor)

12'9" (3.89m) x 6'11" (2.11m)

UPVC double glazed window to front, radiator.

