

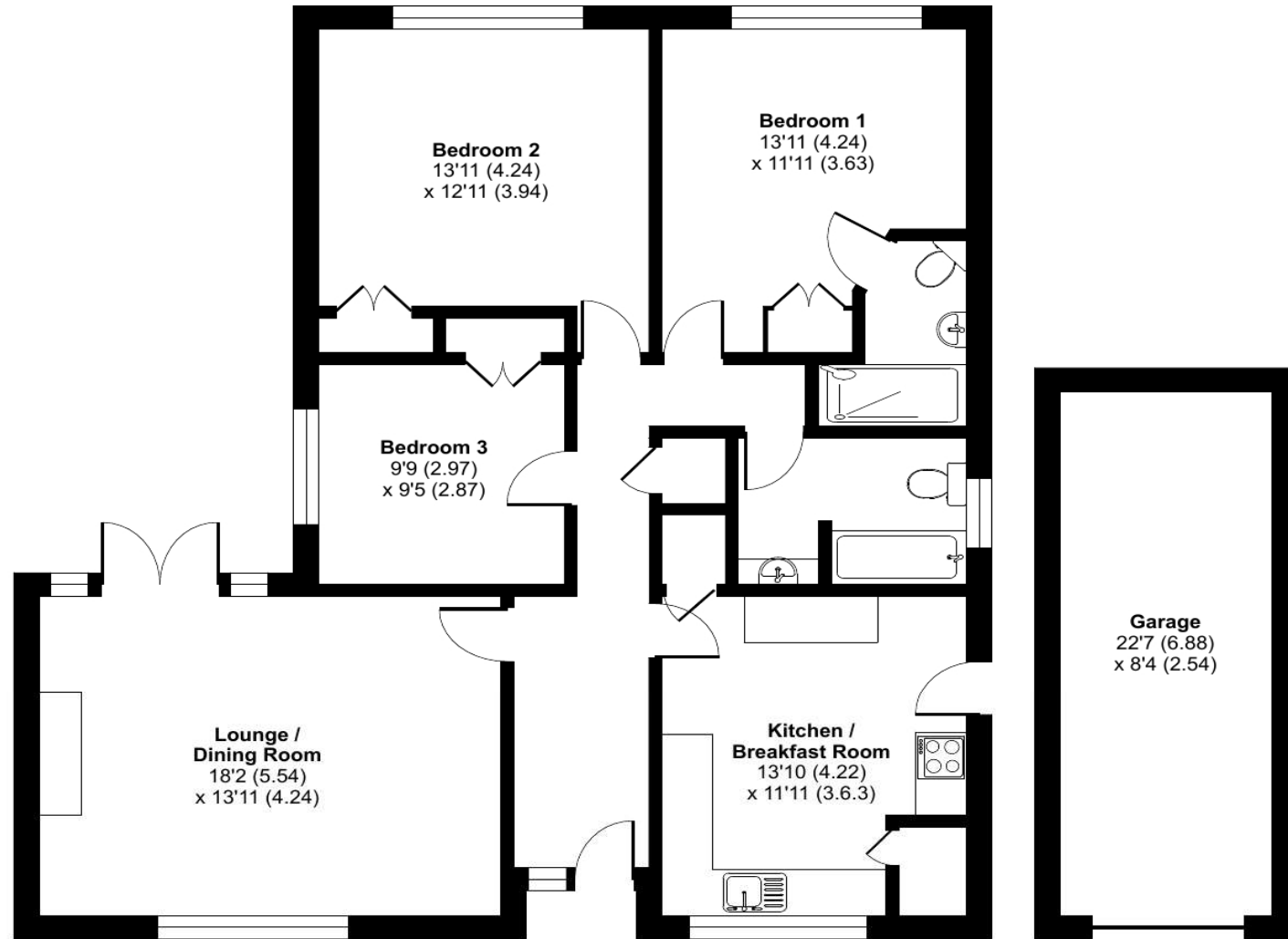
Mill Farm Nurseries, Swaffham, PE37

Approximate Area = 1114 sq ft / 103.5 sq m

Garage = 187 sq ft / 17.4 sq m

Total = 1301 sq ft / 120.9 sq m

For identification only - Not to scale



GROUND FLOOR



Mill Farm Nurseries, Swaffham, PE37 7PJ

Very well presented, detached three bedroom bungalow, fully refurbished throughout, situated in a sought after area in Swaffham. This superb property offers parking for several vehicles, en-suite shower room, log burning stove, UPVC double glazing, garage, gardens and gas central heating.

Price £325,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Longsons. REF: 1176383



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Bathroom

Bathroom suite comprising double ended bath with centrally mounted mixer tap, shower over and shower curtain, wash basin set within fitted cabinet, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to side.

Garage

22'7" (6.88m) x 8'4" (2.54m)

Longer than average garage, main up and over door to front, water tap inside garage, electric power and light.

Outside Front

Front garden laid to lawn, parking area laid to shingle, selection of shrubs, plants and ornamental trees to beds and borders, laurel hedge and fence to perimeter, outside light, gated access to rear garden.

Rear Garden

Very well presented rear garden laid to lawn, paved patio seating area, raised vegetable beds, further seating area laid to bark chippings with pergola over, external electric power sockets, outside

lights, two covered log stores, laurel hedge and wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C70 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Three Bedrooms
- Lounge/Dining Room and Kitchen/Breakfast Room
- Energy Efficiency Rating C70
- En-Suite Shower Room
- Water Softener with RO Tap
- Fully Refurbished Throughout
- Parking For Several Vehicles
- Garage
- Log Burning Stove

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 sought after area in Swaffham, Longsons are delighted to bring to the market this superb, detached three bedroom bungalow. Following a full refurbishment throughout approximately eight years ago, which included new plastering to walls and ceilings, new electrics, new heating, new roof in 2021 and the garage re-pitched also in 2021, windows, doors, floor coverings and much more... The property now offers fantastic, modern accommodation including log burning stove, en-suite shower room, water softener with RO tap providing pure drinking water, garage, well presented gardens, parking for several vehicles, UPVC double glazing and much much more.

SWAFFHAM

Swaffham, situated in Norfolk, is a sought-after market town that boasts a wide range of shops, traditional pubs, and delightful restaurants. This vibrant town is well-served, offering amenities like a Waitrose and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well as primary, secondary, and higher

schools. 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.

Entrance Hall

UPVC double glazed entrance door to front, engineered oak boards to floor, built in cupboard housing hot water cylinder, loft access, radiator.

Lounge

18'2" (5.54m) x 13'11" (4.24m)

Feature fire place with inset log burning stove, engineered oak boards to floor, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room

13'10" (4.22m) x 11'11" (3.63m)

Fitted kitchen units to wall and floor with work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for dishwasher, space for electric oven and hob with

extractor hood over, space for tall upright fridge/freezer, UPVC double glazed entrance door opening to side, UPVC double glazed window to front, built in storage cupboard, built in cupboard housing gas central heating boiler, vertical radiator.

Bedroom One

13'11" (4.24m) x 11'11" (3.63m)

UPVC double glazed window to rear, built in wardrobe, door to en-suite shower room.

En-Suite Shower Room

Double shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to side.

Bedroom Two

13'11" (4.24m) x 12'11" (3.94m)

UPVC double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

9'9" (2.97m) x 9'5" (2.87m)

UPVC double glazed window to rear, built in wardrobe, radiator, engineered oak boards to floor.

