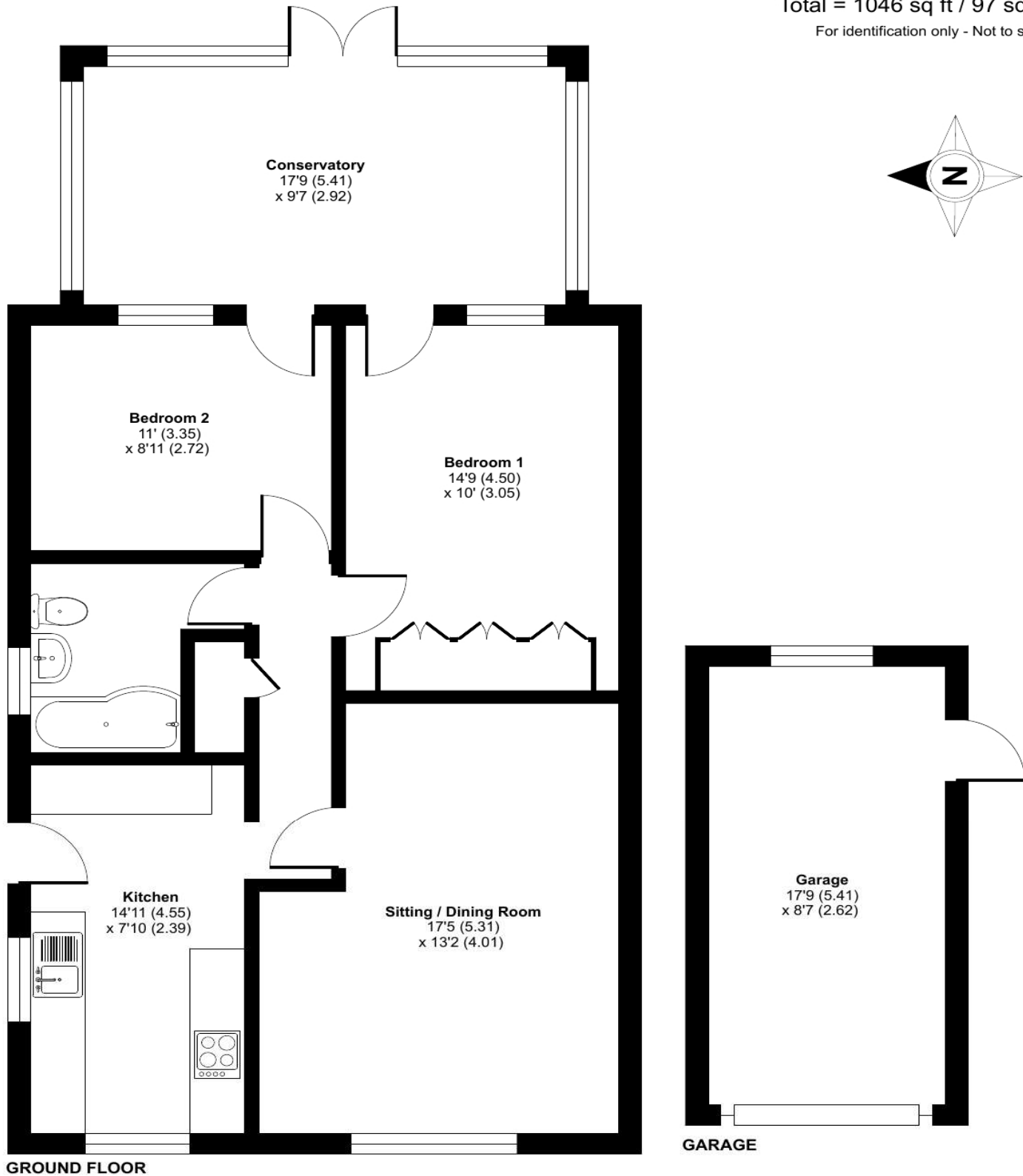


Surlingham Drive, Swaffham, PE37

Approximate Area = 891 sq ft / 82.7 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1046 sq ft / 97 sq m
For identification only - Not to scale



Surlingham Drive, Swaffham, PE37 7SF

Extremely well presented detached two bedroom bungalow situated on a popular development on the outskirts of Swaffham. This superb property is ready to move straight in and offers garage, parking for several vehicles, modern kitchen/breakfast room, conservatory and well presented gardens.

Price £250,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1182010



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Bathroom

Bathroom suite comprising P shaped bath with mixer shower over and shower screen, wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear, tiles to floor.

Garage

17'9" (5.41m) x 8'7" (2.62m)

Main up and over door to front, entrance door opening to rear garden, electric lights and power.

Outside Front

Garden laid to lawn, driveway providing off road parking for several vehicles, iron gates providing secure parking to rear of drive, outside lights, outside tap, gated access to rear garden.

Rear Garden

Enclosed well presented rear garden a laid to lawn, paved patio seating area, two wooden garden sheds, selection of shrubs and plants two beds, outside lights, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating C71 (Full copy available on request)

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

- Modern Two Bedroom Detached Bungalow
- Garage
- Modern Kitchen/Breakfast Room
- Energy Efficiency Rating C71
- Well Presented Gardens
- Parking for Several Vehicles
- Conservatory
- Lounge/Dining Room
- UPVC Double Glazing
- 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 on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented modernised detached two bedroom bungalow. This fantastic property has much to offer and includes garage, parking for several vehicles, modern kitchen/breakfast room, conservatory, well presented gardens, gas central heating and UPVC double glazing.

Briefly, the property offers kitchen/breakfast room, inner hall, lounge/dining room, conservatory, two bedrooms, bathroom, 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-serviced, 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, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Kitchen

14'11" (4.55m) x 7'10" (2.39m)

Modern refurbished fitted kitchen units to walls and floor with work surface over, stainless steel sink unit with mixer tap and drainer, integrated double electric oven, hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for tall upright fridge/freezer, breakfast bar, UPVC double glazed entrance door opening to side, UPVC double glazed window to front and side.

Sitting/Dining Room

17'5" (5.31m) x 13'2" (4.01m)

UPVC double glazed window to front, two radiators.

Inner Hall

Built-in storage cupboard, loft access.

Bedroom One

14'9" (4.5m) x 10'0" (3.05m)

UPVC double glazed entrance door opening to conservatory, UPVC double glazed window to rear, radiator.

Bedroom Two

11'0" (3.35m) x 8'11" (2.72m)

Fitted wardrobes, UPVC double glazed entrance door opening to rear, UPVC double glazed window to rear, radiator.

Conservatory

17'9" (5.41m) x 9'7" (2.92m)

Modern, UPVC double glazed conservatory, French doors opening to rear garden, tiles to floor, two radiators providing all year round usage, electric lights and power.

