

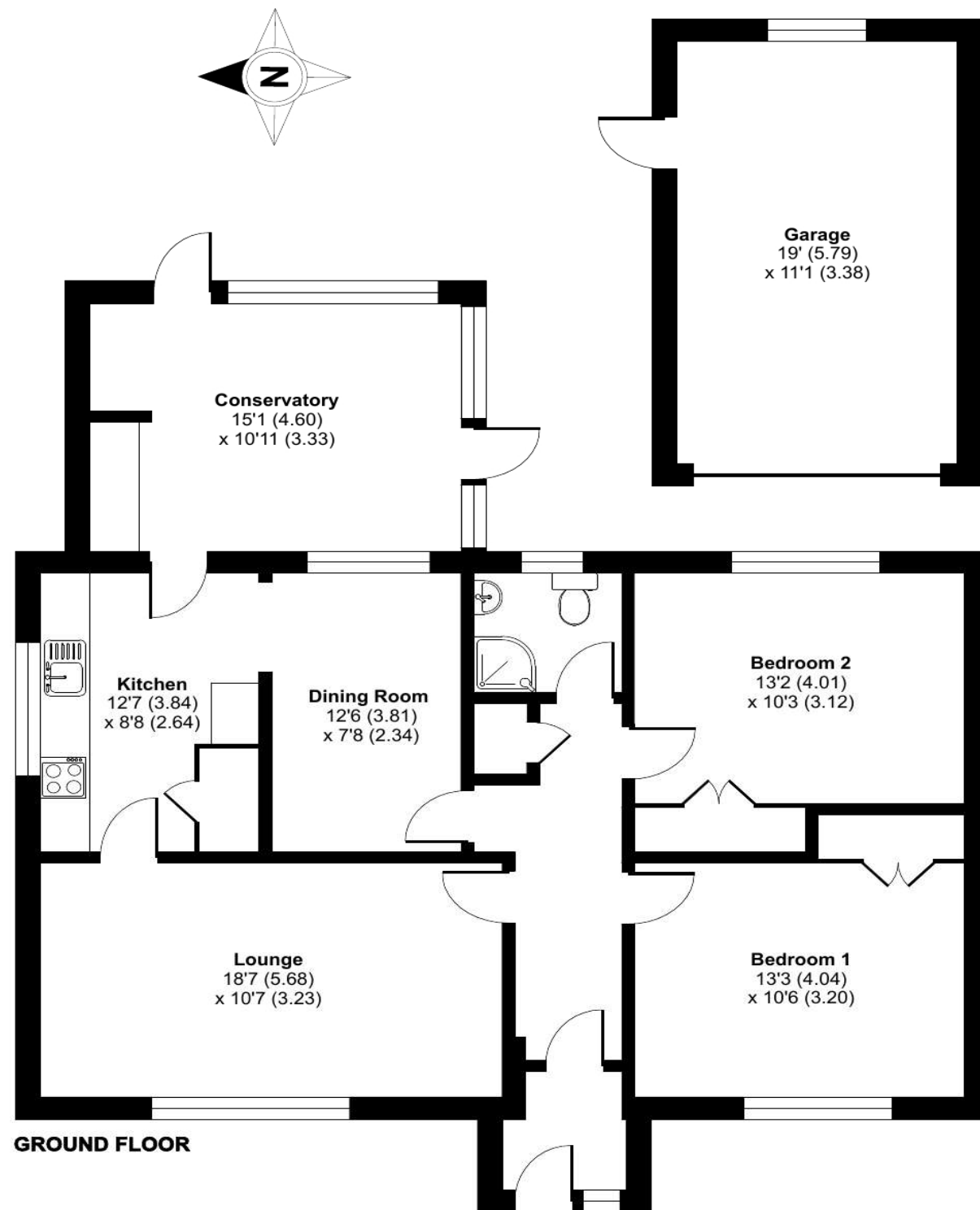
Southlands, Swaffham, PE37

Approximate Area = 1080 sq ft / 100.3 sq m

Garage = 215 sq ft / 20 sq m

Total = 1295 sq ft / 120.3 sq m

For identification only - Not to scale



Southlands, Swaffham, PE37 7PE

CHAIN FREE! Well presented, detached, two bedroom bungalow enjoying open countryside views to the front. Property benefits include garage, parking, conservatory, gardens, two reception rooms, gas central heating and UPVC double glazing.

Price £280,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1183078



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LONGSONS

Situated on a popular development enjoying open countryside views, Longsons are delighted to bring to the market, this well presented, detached two bedroom bungalow. The property benefits include garage, parking, conservatory, gardens, two reception rooms, 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.

Entrance Porch

UPVC double glazed entrance door, tiles to floor.

Hallway

Built in storage cupboard, loft access, radiator.

Lounge

18'7" (5.66m) x 10'7" (3.23m)

Feature fireplace with inset live flame gas fire, UPVC double glazed windows to front and side, two radiators.

Dining Room

12'6" (3.81m) x 7'8" (2.34m)

UPVC double glazed window to rear, radiator.

Kitchen

12'7" (3.84m) x 8'8" (2.64m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for electric oven, space and plumbing for washing

machine, space for under counter fridge and freezer, built in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed window to side.

Conservatory

15'1" (4.6m) x 10'11" (3.33m)

UPVC double glazed conservatory with pitched roof, fitted kitchen units with work surface over, French doors opening to side, entrance door opening to rear, electric lights and power sockets.

Bedroom One

13'3" (4.04m) x 10'6" (3.2m)

Built in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two

13'2" (4.01m) x 10'3" (3.12m)

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

Shower Room

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

Garage

19'0" (5.79m) x 11'1" (3.38m)

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

Outside Front

Front garden laid to low maintenance block paving, shrubs and conifers to beds, outside light, garden wall to perimeter, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, outside tap to side, garden wall and wooden fence to perimeter, gated access to front.

Agents Notes

EPC rating D66 (Full copy available on request)

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

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.

- CHAIN FREE!
- Two Bedroom Detached Bungalow
- Two Reception Rooms
- Energy Efficiency Rating D66
- Gardens
- Conservatory
- Garage
- Parking
- Gas Central Heating
- UPVC Double Glazing



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