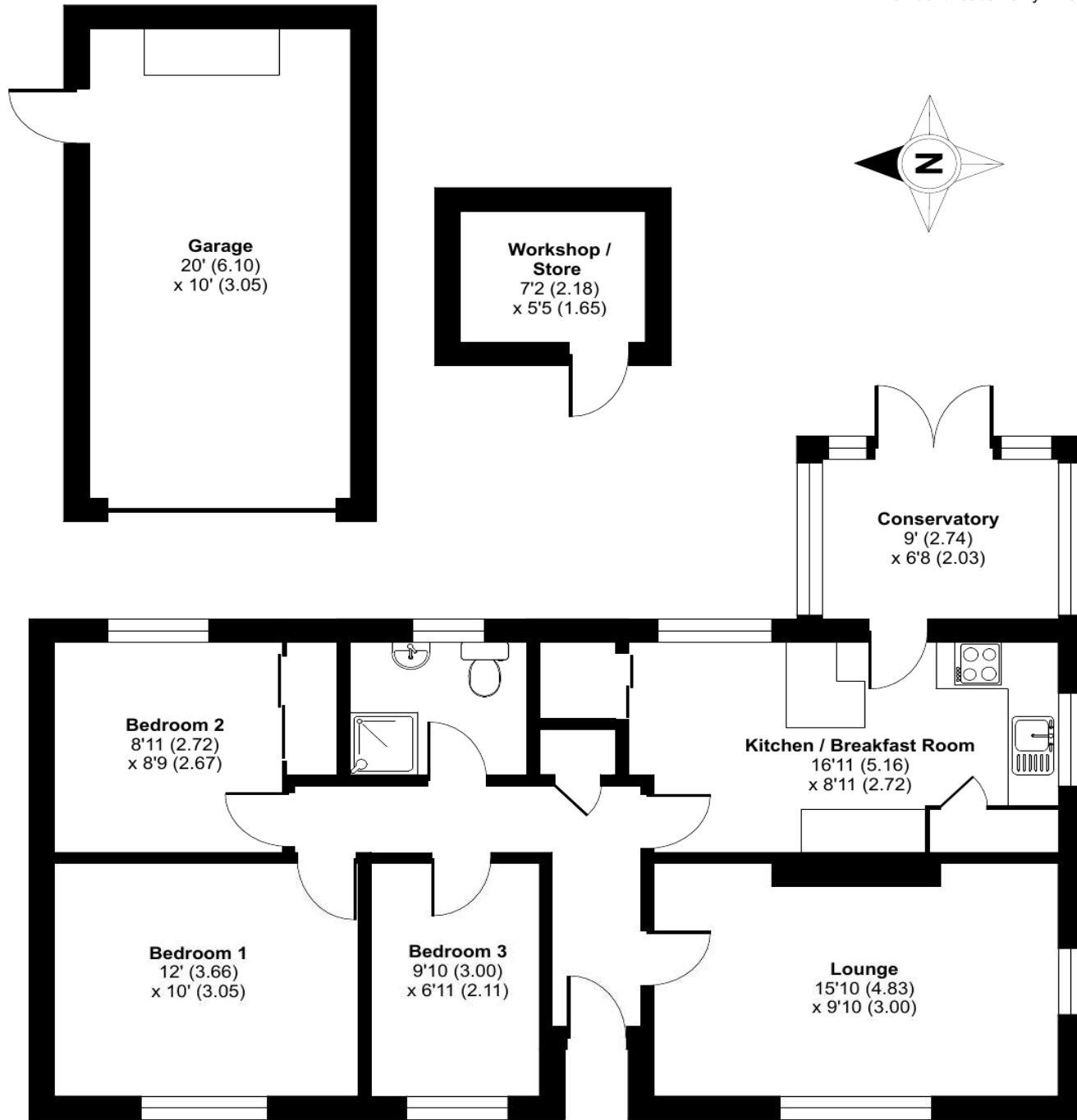


New Sporle Road, Swaffham, PE37

Approximate Area = 833 sq ft / 77.4 sq m
Garage = 208 sq ft / 19.3 sq m
Outbuilding = 41 sq ft / 3.8 sq m
Total = 1363 sq ft / 100.5 sq m
For identification only - Not to scale



GROUND FLOOR



New Sporle Road, Swaffham, PE37 7JD

A "doer-upper" offering huge potential. CHAIN FREE!. Conveniently situated within easy reach of local supermarkets and not too far from the town centre, this detached three bedroom bungalow offers good sized gardens and endless opportunities. Viewing highly recommended to view the full potential.

Price £280,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1195827



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Bedroom Three
9'10" (3m) x 6'11" (2.11m)

Double glazed window to front, electric storage heater.

Shower Room

Double shower cubicle, wash basin, WC, electric towel radiator, fully tiled walls, obscure glass double glazed window to rear.

Front & Rear Gardens

Good size front and rear gardens, particularly rear garden offering further opportunity and potential for landscaping, driveway providing off road parking.

Garage

20'0" (6.1m) x 10'0" (3.05m)
 Concrete panel constructed garage.

Wooden Workshop/Store
7'2" (2.18m) x 5'5" (1.65m)
 (In need of repair).

Agents Notes

EPC rating F26 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

- A "Doer-upper" ready for updating
- Detached Bungalow
- Good Sized Gardens
- Energy Efficiency Rating F26
- Huge Potential
- Garage
- Off Road Parking
- Three Bedrooms
- Close to Amenities
- UPVC Double Glazing

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.

Conveniently located within easy reach of local supermarkets and not too far from the town centre, Longsons are delighted to bring to the market, this detached three bedroom bungalow. The property is what we call a "doer-upper" is now ready for modernisation and renovation and offers huge potential. With generous gardens, this bungalow offers many possibilities.

Viewing highly recommended to appreciate the full potential available.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, conservatory, three bedrooms, shower room, generous gardens with garage, electric storage 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, built in storage cupboard, loft access, electric storage heater.

Lounge

15'10" (4.83m) x 9'10" (3m)
 UPVC double glazed windows to front and side, electric storage heater.

Kitchen/Breakfast Room
16'11" (5.16m) x 8'11" (2.72m)

Kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated ceramic hob with extractor hood over, integrated combi microwave oven and grill, pantry with sliding door, built in cupboard housing hot water cylinder and with slatted shelving, tiled splashback, double glazed windows to side and rear, electric storage heater, UPVC double glazed entrance door to conservatory

Conservatory/Utility
9'0" (2.74m) x 6'8" (2.03m)

Wooden conservatory, space and plumbing for washing machine, double entrance doors opening to rear garden.

Bedroom One
12'0" (3.66m) x 10'0" (3.05m)

Double glazed window to front, electric storage heater.

Bedroom Two
8'11" (2.72m) x 8'9" (2.67m)

Built in wardrobe, double glazed window to rear, electric storage heater.

