

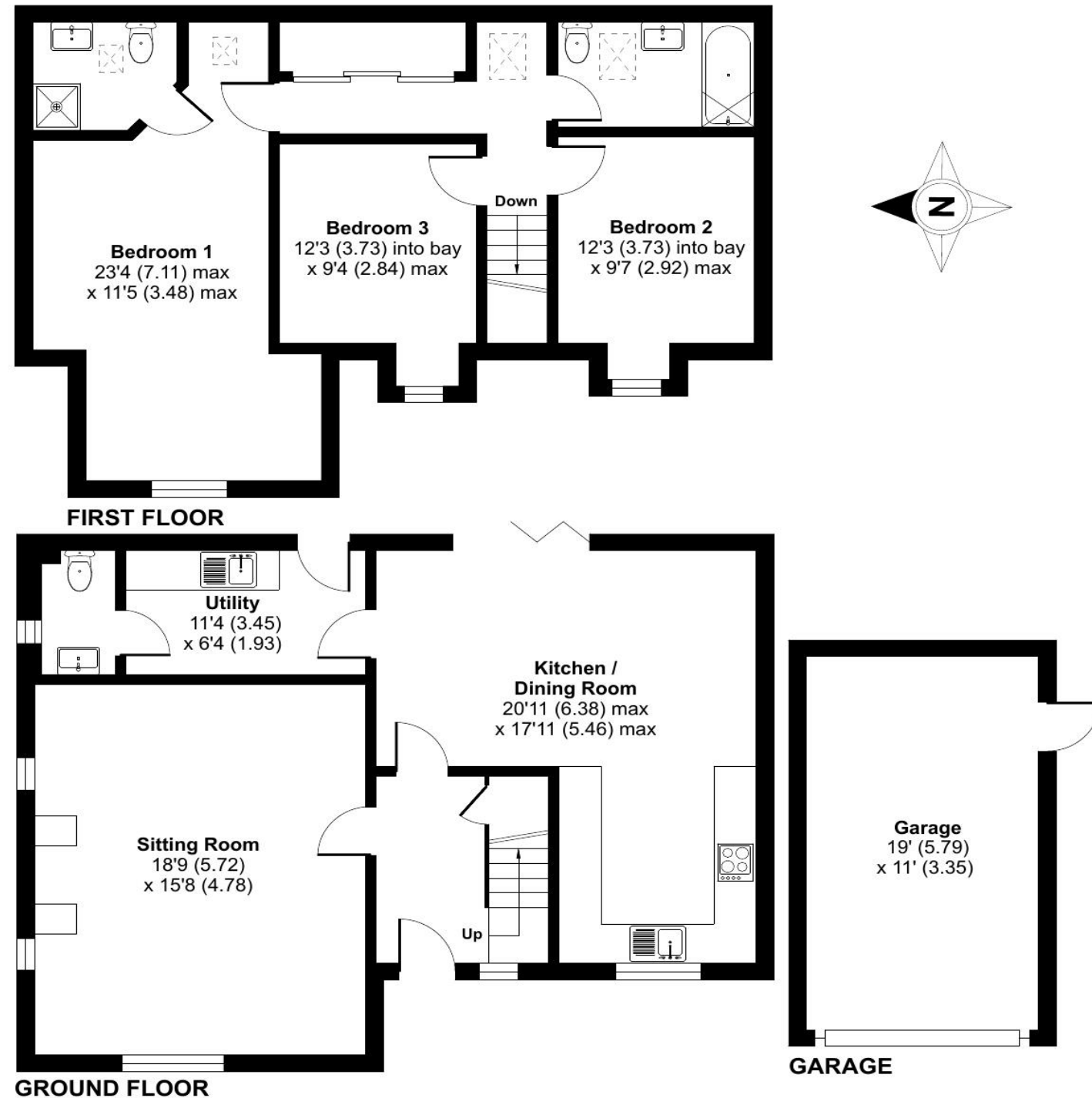
Lynn Road, Swaffham, PE37

Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1649 sq ft / 153.1 sq m

For identification only - Not to scale



Lynn Road, Swaffham, PE37 7PT

BRAND NEW Superb, spacious detached chalet style three bedroom house situated on the outskirts of Swaffham. This fantastic property has much to offer and includes kitchen/dining room, utility room, en-suite, garage, parking, air source heat pump and UPVC double glazing.

Guide Price £425,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1203347



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GUIDE PRICE £400,000 - £425,000
Situating just on the outskirts of Swaffham, Longsons are delighted to bring to the market this, superb, brand new, spacious detached three bedroom chalet style house. This fantastic, individual property has much to offer and includes kitchen/dining room, sitting room with space and potential for log burning stove, underfloor heating to ground floor, utility room, cloakroom with WC, en-suite shower room to bedroom one, garage, parking for numerous vehicles, gardens, air source heat pump and UPVC double glazing. CHAIN FREE!
Viewing highly recommended to fully appreciate what is on offer. Briefly, the property offers entrance hall, sitting room, kitchen/dining room, utility room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, family bathroom, garage, gardens, parking for numerous vehicles, air source heating pump 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.

Entrance Hall
Composite entrance door to front, stairs to first floor, understairs storage cupboard.

Sitting Room
18'9" (5.72m) x 15'8" (4.78m)
Fireplace with potential for log burning stove, UPVC double glazed window to front and side.

Kitchen/Dining Room
20'1" (6.12m) Max x 17'11" (5.46m) Max
Fitted kitchen units to walls and floor, work surface over, composite sink unit

with mixer tap and drainer, integrated Bosch double electric oven, integrated Bosch ceramic hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, UPVC double glazed bi-folding doors opening to rear garden, UPVC double glazed window to front and side.

Utility Room
11'4" (3.45m) x 6'4" (1.93m)
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer.

Cloakroom
Hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to side, extractor fan.

Stairs and Landing
Built-in cupboard housing hot water cylinder, double glazed roof window, radiator.

Bedroom One
23'4" (7.11m) Max x 11'5" (3.48m) Max
UPVC double glazed window to front, double glazed roof window to rear, radiator, door to en-suite shower room.

En-Suite Shower Room
Shower cubicle with rainfall shower head and a separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, double glazed roof window, fully tiled walls, extractor fan.

Bedroom Two
12'3" (3.73m) Into Bay x 9'7" (2.92m)
UPVC double glazed window to front, radiator.

Bedroom Three
12'3" (3.73m) Into Bay x 9'7" (2.92m)
UPVC double glazed window to front, radiator.

Bathroom
Bathroom suite comprising bath with rainfall shower over, separate hand shower attachment and shower screen, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, double glazed roof window, extractor fan.

Garage
19'0" (5.79m) x 11'0" (3.35m)
Remote control main roller door to front, double glazed entrance door

opening to rear garden, electric lights and power.

Outside Front
Front garden laid to lawn, parking area for numerous vehicles laid to shingle, outside lighting, outside tap, path to front door, gated access either side to rear garden.

Rear Garden
Enclosed private rear garden laid to lawn, good sized seating area, external electric power sockets, outside lighting, wooden fence to perimeter, gated access either side to front.

Agent's Notes
EPC rating B-87 (Full copy available on request)
Council tax band TBC (Own enquiries should be made via Breckland District 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.

- BRAND NEW Detached Chalet
- Three Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating- B-87
- Utility Room and Cloakroom
- En-Suite Shower Room and Bathroom
- Air Source Heat Pump, Underfloor Heating to Ground Floor
- UPVC Double Glazing

