

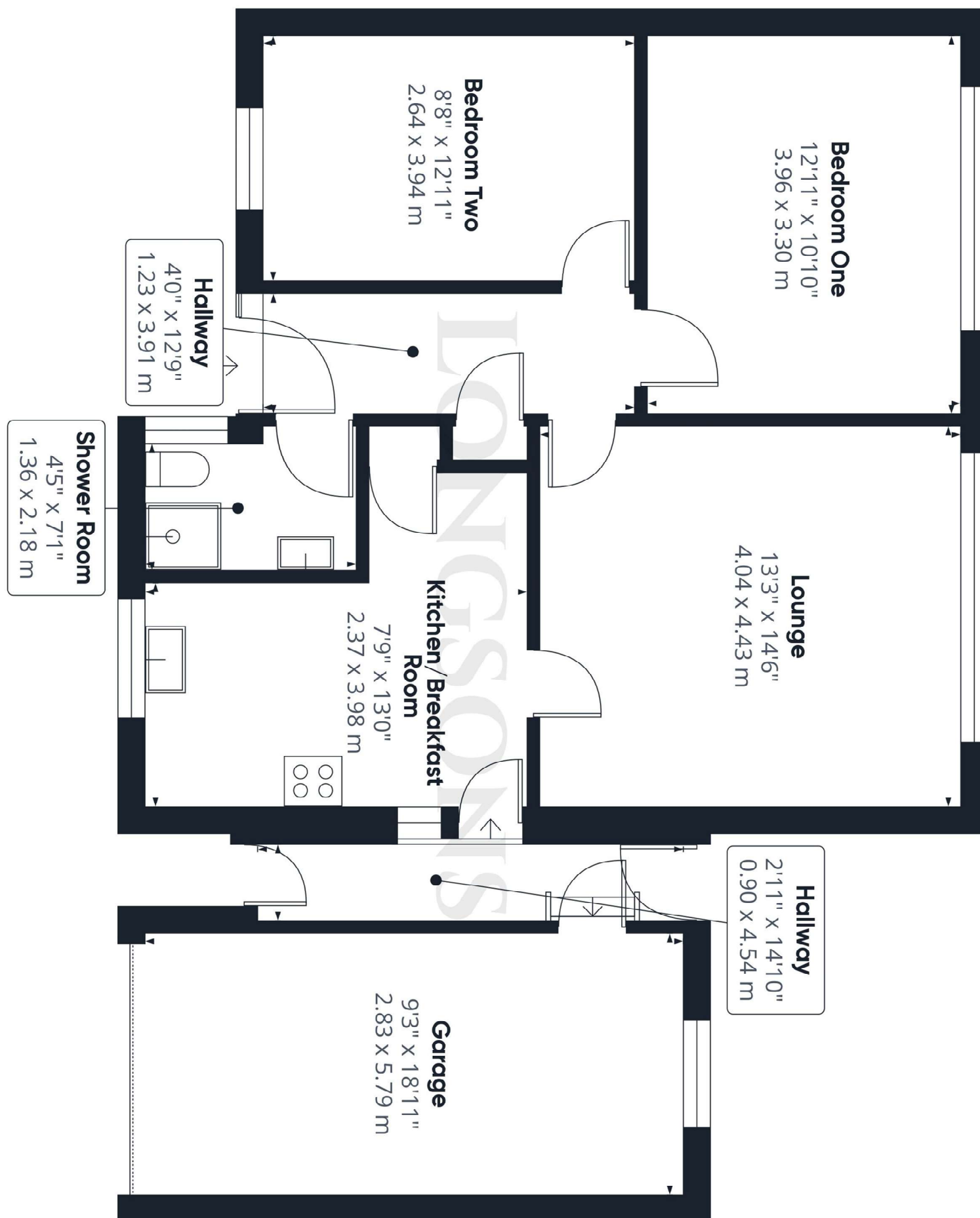


Greenhoe Place, Swaffham, PE37 7EX

No Onward Chain!

Well presented, two bedroom link-detached bungalow situated on a popular development within easy reach of Swaffham town centre. The property offers kitchen/breakfast room, garage, low maintenance gardens, UPVC double glazing and gas central heating.

Price £250,000 Freehold





Situated in a popular development within easy reach of Swaffham town centre. Longsons are delighted to bring to the market this two bedroom link-detached bungalow. The property offers two double bedrooms, kitchen/breakfast room, garage, low maintenance gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Offered with no onward chain.

Briefly the property offers entrance hall, kitchen/breakfast room, lounge, two double bedrooms, garage, low maintenance gardens, 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. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall
4'0" (1.22m) x 12'9" (3.89m)
UPVC double glazed entrance door, built-in storage cupboard, radiator.

Kitchen/Breakfast Room
7'9" (2.36m) x 13'0" (3.96m)
Range of kitchen units to walls and floor, work surface over, inset stainless steel sink with mixer tap and drainer, tiled splashback, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine, built-in storage cupboard,

wall mounted gas fired central heating boiler, two radiators, UPVC double glazed window to the front and side, UPVC double glazed external entrance door leading to the side external passageway.

Lounge
13'3" (4.04m) x 14'6" (4.42m)
Feature fireplace (currently not in use) UPVC double glazed window to the rear, radiator.

Bedroom one
12'11" (3.94m) x 10'10" (3.3m)
UPVC double glazed window to rear, radiator.

Bedroom Two
8'8" (2.64m) x 12'11" (3.94m)
UPVC double glazed window to front, radiator.

Shower Room
4'5" (1.35m) x 7'1" (2.16m)
Shower cubicle, part tiled walls, towel radiator, tiled flooring, UPVC double glazed window to the side, WC, hand wash basin.

Garage
9'3" (2.82m) x 18'11" (5.77m)
Motorised remote control roller door to front, window to rear, door leading to external passageway.

Outside Front
Low maintenance front garden laid to a combination of shingle, paving and slate chippings, brick weave style driveway providing off-road parking and access to the garage, paved pathway leading to front door, gated access to rear garden.

Rear Garden
Low maintenance rear garden laid to shingle, paved patio area, plants and shrubs to beds and borders, wooden shed, hedge and fencing to perimeter, gated access to front.

Agent's Notes
EPC rating C71 (Full copy available on request)
Council tax band B (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.

- Link-Detached Bungalow
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Energy Efficiency Rating C71
- Low Maintenance Gardens
- Garage and Ample Off-Road Parking
- Gas Central Heating and UPVC Double Glazing
- No Onward Chain!

