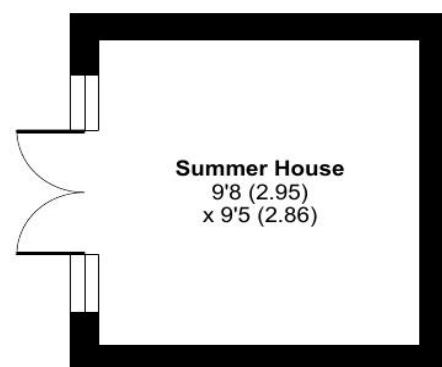
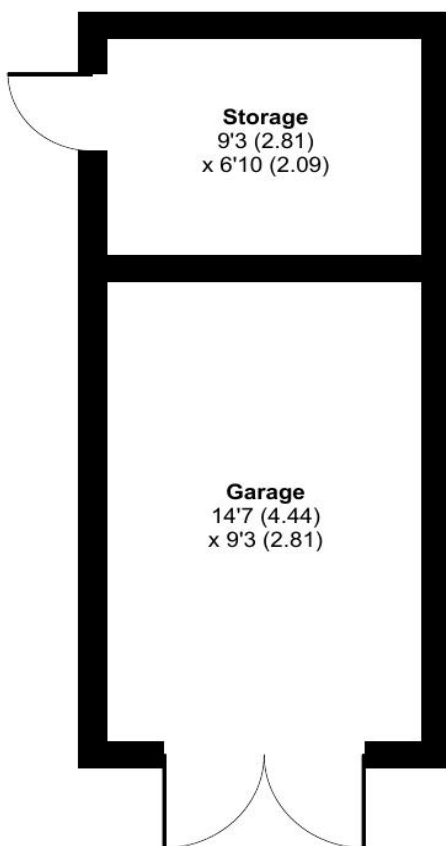


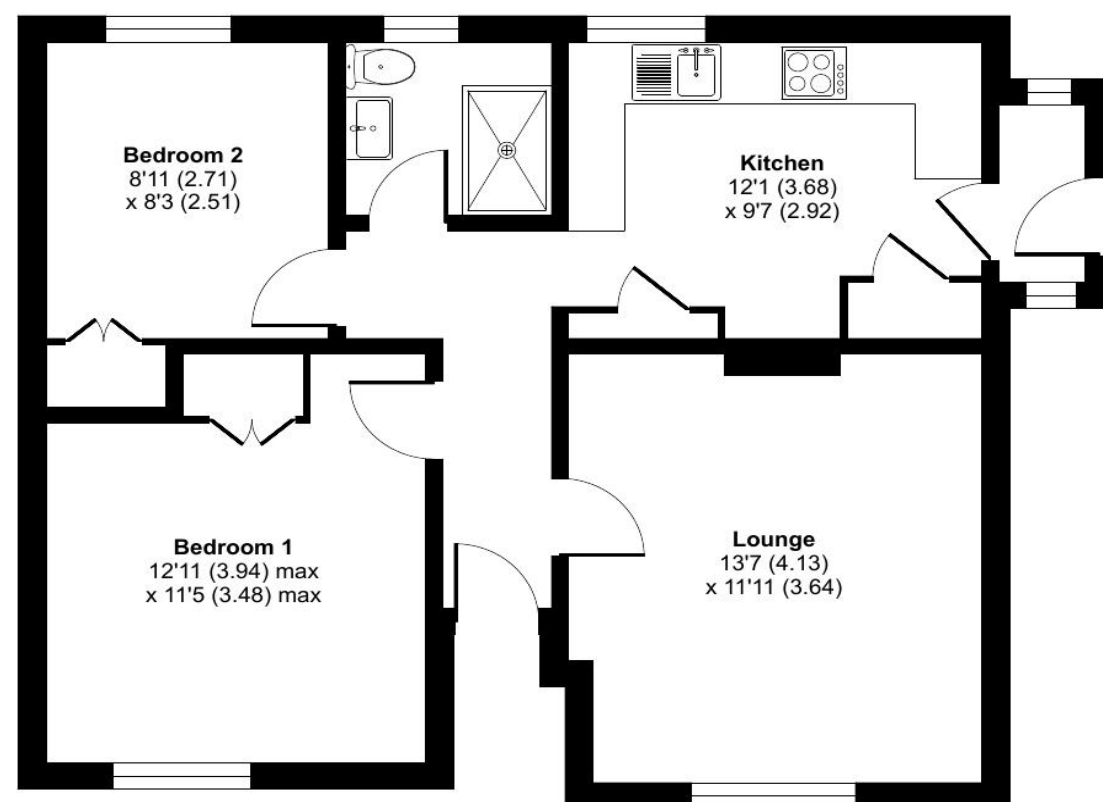
Riverside, Cockley Cley, Swaffham, PE37

Approximate Area = 625 sq ft / 58 sq m
 Garage = 134 sq ft / 12.4 sq m
 Outbuildings = 154 sq ft / 14.3 sq m
 Total = 913 sq ft / 84.7 sq m
 For identification only - Not to scale



OUTBUILDING 1

GARAGE / OUTBUILDING 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1250649



Riverside, Cockley Cley, Swaffham, PE37 8AN

Extremely well presented modernised, semi-detached two bedroom bungalow situated in the ever popular Norfolk village of Cockley Cley. This fantastic property offers rear garden, modern kitchen, shower room, parking, garage, modern summer house and UPVC double glazing.

Guide Price £210,000 - £220,000 Freehold



Situated with the rear garden backing onto a stream in the ever popular village of Cockley Clay, Longsons are delighted to bring to the market this extremely well presented semi-detached two bedroom bungalow. This fantastic property offers a modern kitchen, shower room, gardens, wooden garage, modern summer house, UPVC double glazing and oil fired central heating.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, shower room, garage, parking, gardens with modern summer house, oil fired central heating and UPVC double glazing.

COCKLEY CLEY
Nestled in the idyllic Breckland countryside, Cockley Cley is a charming village with a rich history. It boasts St Mary's, believed to be the country's oldest church, dating back to 628 AD. Visitors can enjoy scenic countryside walks and birdwatching in the area, and can enjoy a pint and a

meal in the Twenty Churchwardens pub. Just a short drive away is Swaffham, a bustling market town with supermarkets, shops, pubs, restaurants, schools, and leisure activities, including a golf club. For additional amenities and a direct rail link to London Kings Cross, Downham Market is conveniently located 14 miles away. Swaffham approx. 3.6 miles.

Entrance Hall

Double glazed UPVC entrance door to front, radiator, loft hatch.

Lounge

13'7" (4.14m) x 11'11" (3.63m)

UPVC double glazed window to front, feature fireplace, radiator.

Kitchen

12'1" (3.68m) x 9'7" (2.92m)

Modern fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, space and

plumbing for washing machine and dishwasher, space for large upright American style fridge/freezer, built-in cupboard housing oil fired central heating boiler, built-in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed window to rear, radiator.

Side Porch

UPVC double glazed entrance door opening to side, UPVC double glazed windows to front and rear.

Bedroom One

12'11" (3.94m) x 11'5" (3.48m)

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

Bedroom Two

8'11" (2.72m) x 8'3" (2.51m)

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

Shower Room

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

Outside Front

Low maintenance front garden laid to granite chippings, shrubs to beds and planters, driveway providing off-road parking, wooden double gates providing access to further secure off road parking and wooden garage, outside lights, hedge to perimeter.

Rear Garden

Enclosed rear garden backing onto a stream, garden laid to lawn, shingled seating area, modern wooden double glazed summer house with double glazed French doors and electric power/lights, outside lights, outside tap, wooden decked seating area, wooden fence to perimeter, gated access to front.

Summer House

9'8" (2.95m) x 9'5" (2.87m)

Wooden Garage

14'7" (4.45m) x 9'3" (2.82m)

Main wooden double doors to front, partition wall separating the front area from the rear, entrance door opening to rear garden, electric power and light.

Garage Rear Storage

9'3" (2.82m) x 6'10" (2.08m)

Agent's Note

EPC rating D55 (Full copy available on request)

Council tax band A (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.

- Modernised Semi-Detached Bungalow
- Two Bedrooms
- Picturesque Location
- Energy Efficiency Rating D55
- Gardens with Modern Summer House
- Garage and Off-Street Parking
- Oil Central Heating
- UPVC Double Glazing

