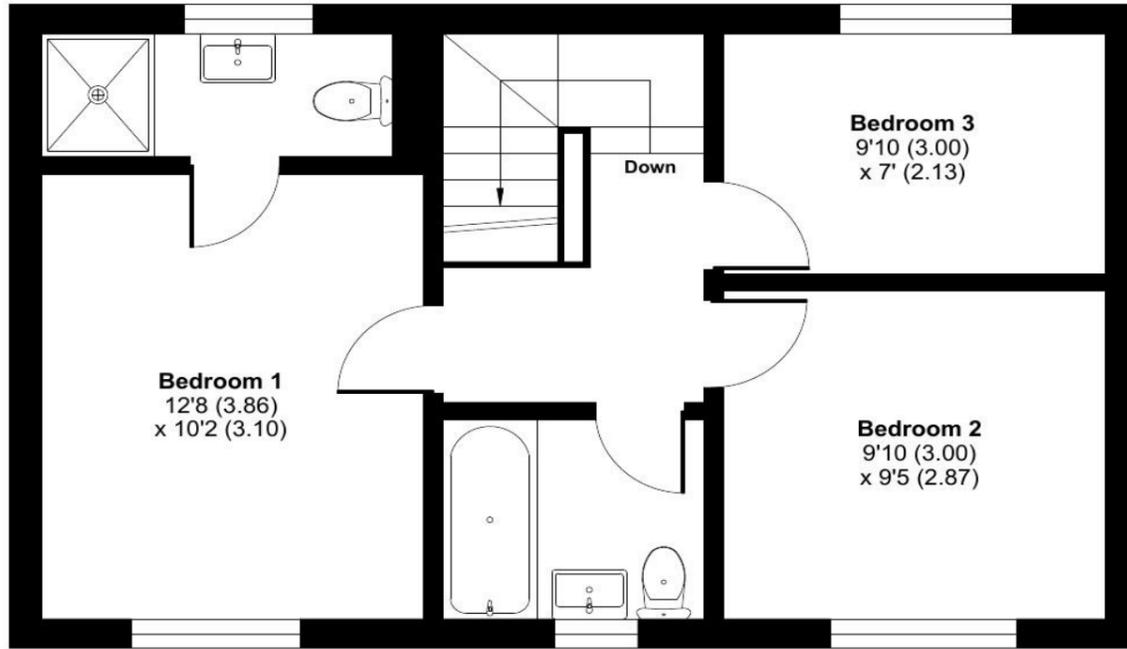


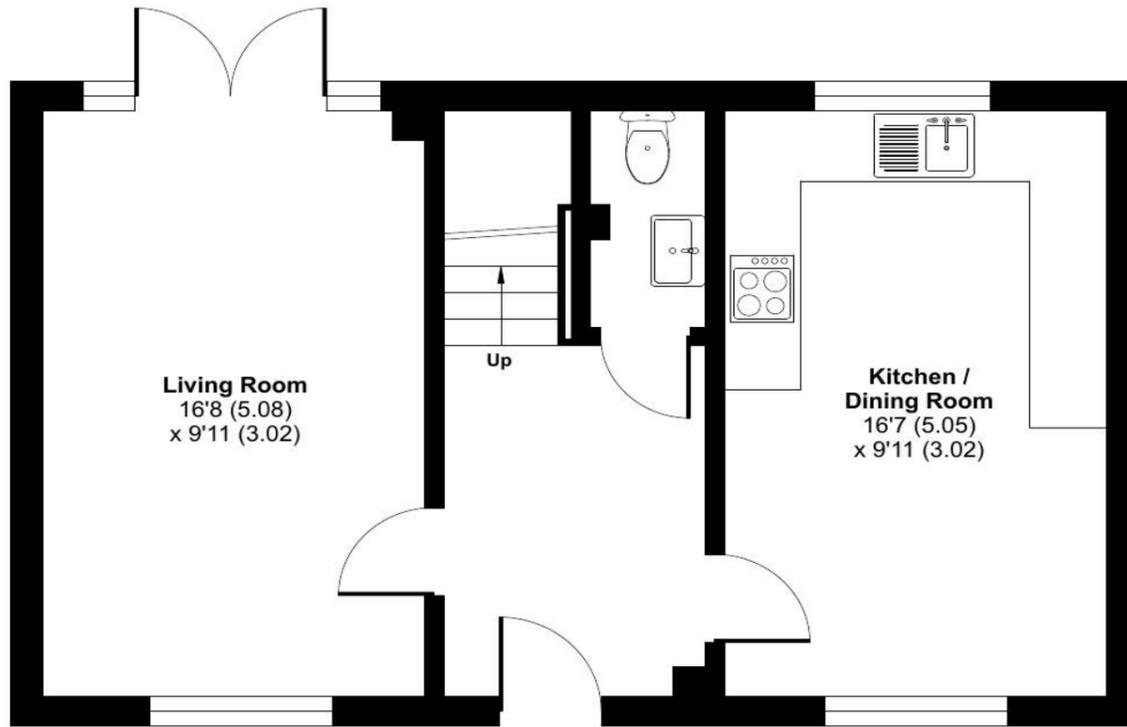


Forest Grove, Swaffham, PE37

Approximate Area = 931 sq ft / 86.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1215057



Forest Grove, Swaffham, PE37 8GQ

Modern, detached three bedroom house situated within a sought after cul-de-sac location in Swaffham. The property offers kitchen/dining room, ground floor cloakroom, en-suite, enclosed rear garden, off street parking, gas central heating and UPVC double glazing.

Viewing highly recommended

Offers in the Region of £270,000 Freehold



En-Suite Shower Room

White suite comprising: double shower cubicle, wash basin and WC. tiled splashback, UPVC double glazed obscure window to rear, radiator.

Bedroom Two
9'10" (3m) x 9'5" (2.87m)

UPVC double glazed window to front, radiator.

Bedroom Three
9'10" (3m) x 7'0" (2.13m)

UPVC double glazed window to rear, radiator.

Bathroom

White bathroom suite comprising bath, wash basin and WC. Tiled splashback, UPVC double glazed obscure window to rear, radiator.

Outside Front

Paved pathway leading to front door, parking bay providing two allocated parking spaces, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, wooden garden shed, gated access to front, wooden fence to perimeter.

Agent's Notes

EPC rating C78 (Full copy available on request)
 Council tax band C (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.

- Three Bedroom Detached House
- Kitchen/Dining Room
- Bathroom, En-Suite and Cloakroom
- Energy Efficiency Rating C78
- Allocated Off-Street Parking
- Fully Enclosed Garden
- Gas Central Heating
- UPVC Double Glazing

Situated in a popular cul-de-sac location on the edge of Swaffham within walking distance of popular schools, Longsons are delighted to bring to the market this three bedroom detached house. The property boasts a family friendly kitchen/dining room, convenient ground floor cloakroom, en-suite shower room to bedroom one, additional family bathroom, garden, allocated parking for two vehicles, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly the property offers entrance hall, lounge, kitchen/dining room, cloakroom, three bedrooms, en-suite, family bathroom, garden, two off street parking spaces, gas central heating, 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

Entrance door to front, stairs to first floor, radiator.

Living Room
16'11" (5.16m) x 9'11" (3.02m)

UPVC double glazed French doors opening to rear garden with full height

double glazed windows either side, UPVC double glazed window to front, two radiators.

Kitchen/Dining Room
16'11" (5.16m) x 9'11" (3.02m)

A range of fitted kitchen units to floor and walls with work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for dishwasher and washing machine, integrated electric oven with gas hob and extractor hood over, space for fridge/freezer, dual aspect UPVC double glazed windows to front and rear, two radiators.

Cloakroom

Hand wash basin, WC, tiled splashback, radiator.

Stairs and Landing

Loft access, radiator.

Bedroom One
12'8" (3.86m) x 10'2" (3.1m)

UPVC double glazed window to front, radiator, door to en-suite.

