

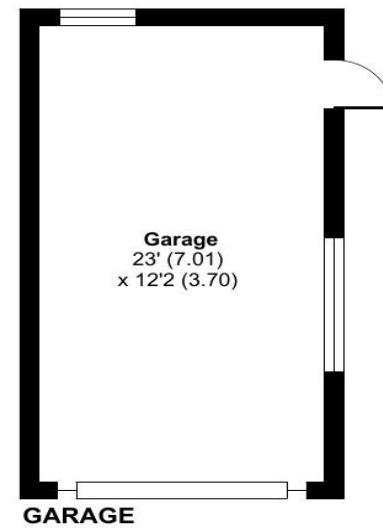
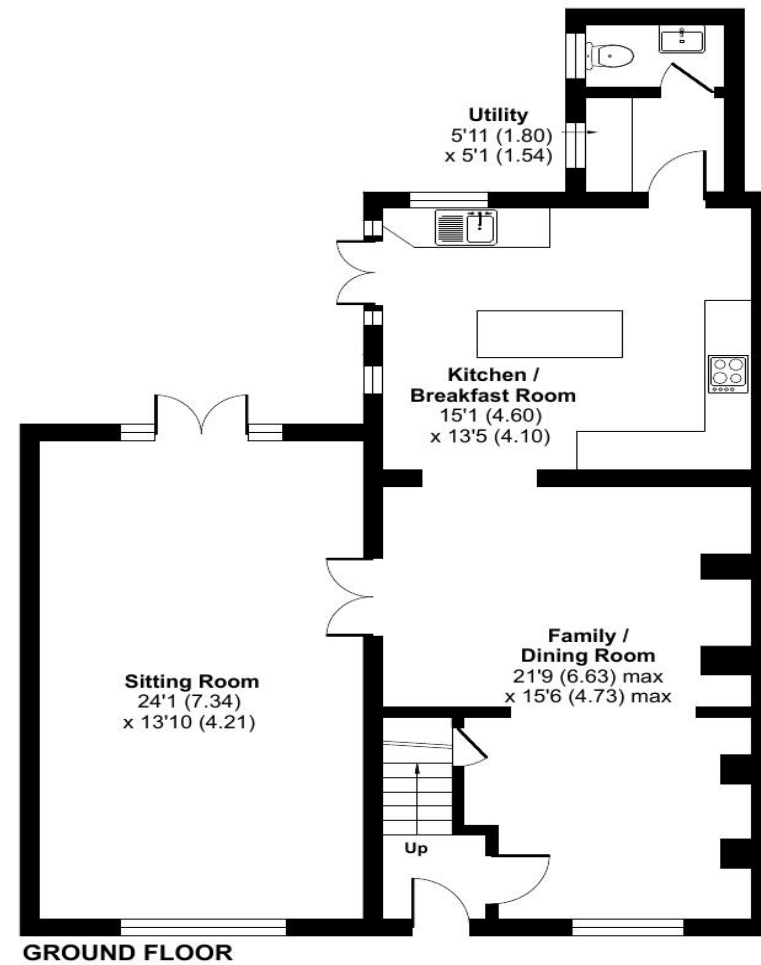
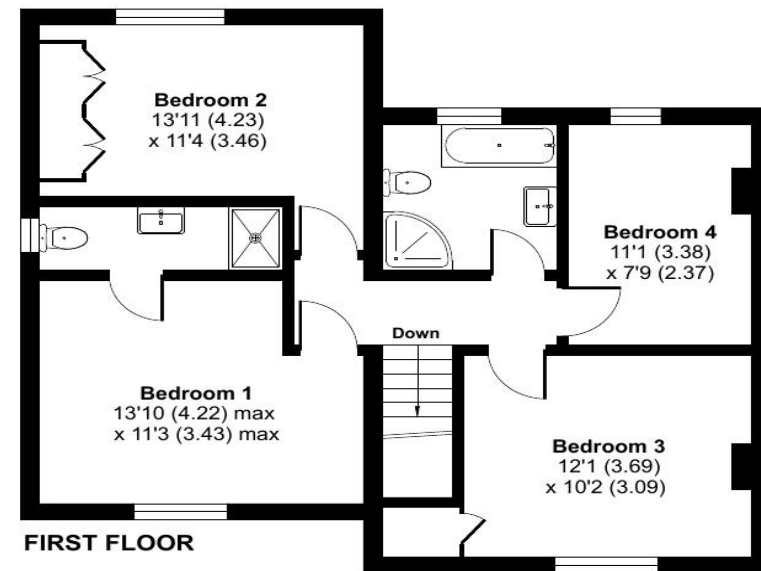
King Street, Swaffham, PE37

Approximate Area = 1656 sq ft / 153.8 sq m

Garage = 279 sq ft / 25.9 sq m

Total = 1935 sq ft / 179.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Longsons. REF: 1290868.



King Street, Swaffham, PE37 7BU

Very well presented, spacious, semi detached 4 bedroom house situated within easy reach of Swaffham town centre. The property has much to offer and includes kitchen/breakfast room with integrated appliances, two reception rooms, en suite shower room, garage, garden with brick outbuilding and more!

Price £325,000 Freehold

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Bedroom Four
11'1" (3.38m) x 7'9" (2.36m)

UPVC double glazed window to rear, radiator.

Bathroom

4 Piece bathroom suite comprising; bath, shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to rear.

Garage
23'0" (7.01m) x 12'2" (3.71m)

Up and over main door to front, UPVC double glazed windows to side and rear, entrance door to side, electric, light and power.

Outside Front

Front garden laid to shingle providing off road parking for several vehicles, concrete pathway to front door and to rear garden, double gates to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, decorative slate chippings area with feature water

fountain, brick outbuilding ideal for conversion to home office or similar STTP, wooden shed, concrete base behind the double gates perfect for a caravan or similar, fence to perimeter.

Agents Note

EPC rating C75 (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.

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C75
- En Suite to Master Bedroom
- Garden with Brick Outbuilding
- Garage & Off Road Parking
- Gas Central Heating

Situated within close proximity of Swaffham town centre, Longsons are delighted to bring to the market this very well presented, spacious semi detached four bedroom house. The property has much to offer and includes kitchen/breakfast room with integrated appliances, utility room, ground floor WC, two reception rooms, en suite shower room, garage, garden with brick outbuilding and 4 piece bathroom suite!

Viewing highly recommended.

Entrance Porch

UPVC double glazed door to front, stairs to first floor.

Family / Dining Room
21'9" (6.63m) Max x 15'6" (4.72m) Max

Brick feature fireplace and tiled hearth with wood burning stove, UPVC double glazed window to front, radiator, archway leading to kitchen/breakfast room, wooden glazed doors leading to sitting room.

Sitting Room
24'1" (7.34m) x 13'10" (4.22m)

UPVC double glazed window to front, two radiators, UPVC French doors leading to rear garden.

Kitchen / Breakfast Room
15'1" (4.6m) x 13'5" (4.09m)

Fitted kitchen units to wall and floor, stainless steel sink unit with mixer tap and drainer, worksurface over, integrated double oven, integrated gas hob with extractor hood over, space for tall upright fridge/freezer, integrated dishwasher, island unit with cupboards, wine fridge and breakfast bar, tiles to floor, radiator, UPVC double glazed windows to front and side, UPVC double glazed French doors opening to rear garden.

Utility Room
5'11" (1.8m) x 5'1" (1.55m)

Worktop, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, UPVC double glazed window to side.

Cloakroom

Wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side.

Stairs & Landing

Bedroom One
13'10" (4.22m) Max x 11'3" (3.43m) Max

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

En Suite Shower Room

Shower cubicle, wash basin, WC, radiator, obscure glass UPVC double glazed window to side.

Bedroom Two
13'11" (4.24m) x 11'4" (3.45m)

Built in wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Three
12'1" (3.68m) x 10'2" (3.1m)

Built in cupboard, UPVC double glazed window to front, radiator.

