



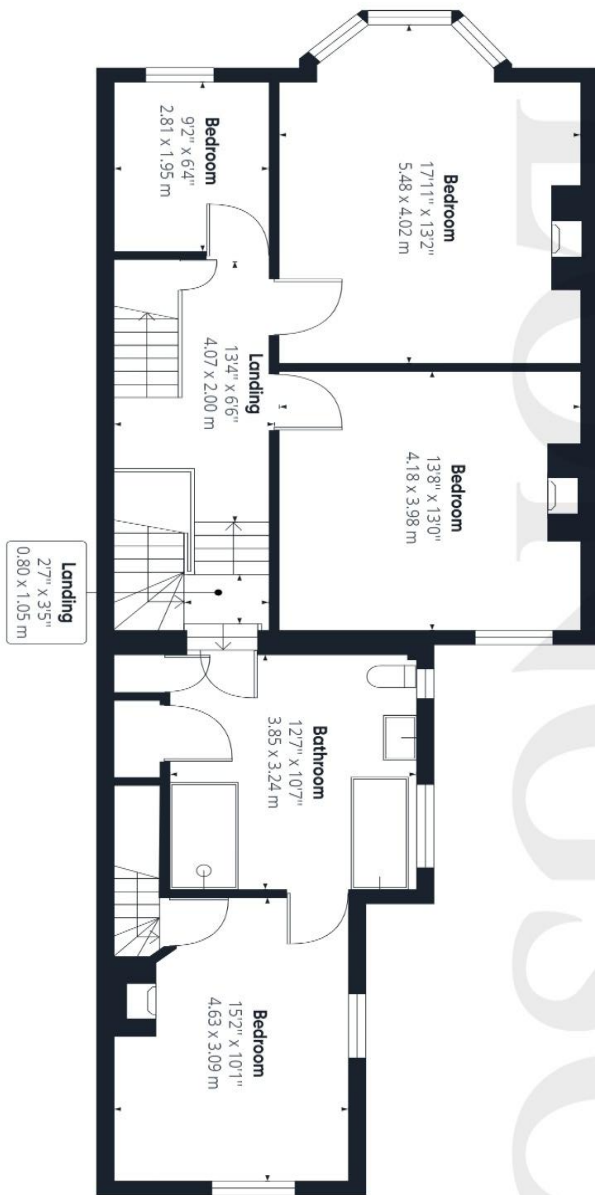
## Watton Road, Swaffham, PE37 7EJ

Very well presented, semi-detached five bedroom character property situated within easy reach of Swaffham town centre. This three storey property offers three reception rooms, en-suite shower room, double garage, parking, utility room, gardens and Aga oven to kitchen.

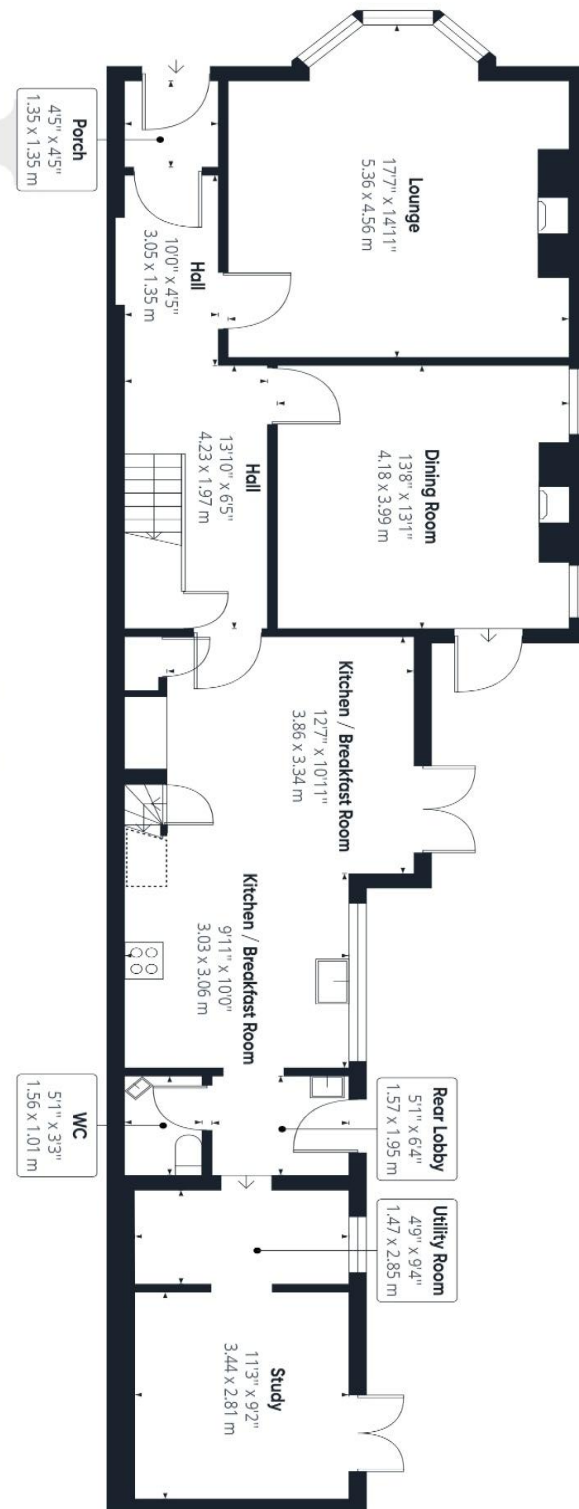
**Price £350,000 Freehold**



Floor 2 Building 1



Floor 1 Building 1



Floor 3 Building 1







Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this very well presented semi-detached three storey five bedroom house. The property offers three receptions rooms, en-suite shower room, utility room, kitchen with gas fired Aga oven, log burning stove, double garage, parking, gardens, gas central heating and UPVC double glazing. Briefly, the property offers entrance porch, entrance hall, lounge, dining room, kitchen, utility room, rear lobby, study, cloakroom with WC, five bedrooms, en-suite to bedroom five, bathroom, double garage, gardens and parking.

**SWAFFHAM**  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

**Entrance Porch**  
Entrance door to front, tiles to floor.

**Entrance Hall**  
Stairs to first floor, large under stairs storage cupboard, radiator.

**Lounge**  
**17'7" (5.36m) x 14'11" (4.55m)**  
Fireplace with ornate surround, tiles to hearth and inset log burning stove, walk in UPVC double glazed bay window to front aspect, radiator.

**Dining Room**  
**13'8" (4.17m) x 13'1" (3.99m)**  
Feature decorative fireplace (not in use), wooden boards to floor, UPVC double glazed door opening to rear garden, UPVC double glazed windows to side, radiator.

**Kitchen/Breakfast Room**  
**22'6" (6.86m) x 10'11" (3.33m)**  
**Max**  
Fitted kitchen units to wall and floor, oak work surface over, ceramic butler style sink with mixer tap, gas fired Aga oven, space and plumbing for dishwasher, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to side aspect, door providing access to second staircase to first floor, tiles to floor, radiator.

**Rear Lobby**  
Ceramic butler style sink, UPVC double glazed door opening to rear garden, tiles to floor, radiator.

**Utility Room**  
**4'9" (1.45m) x 9'4" (2.84m)**  
Space and plumbing for washing machine, space for tumble dryer, work surface over,

UPVC double glazed window to side aspect, tiles to floor.

**Study/Office**  
**11'3" (3.43m) x 9'2" (2.79m)**  
UPVC double glazed French doors opening to rear garden, tiles to floor, radiator.

**WC**  
Wash basin, WC, radiator.

**Stairs and First Floor Landing**  
Radiator.

**Bedroom One**  
**17'11" (5.46m) x 13'2" (4.01m)**  
Walk in UPVC double glazed window to front aspect, decorative feature fire place (not in use), radiator.

**Bedroom Two**  
**13'8" (4.17m) x 13'0" (3.96m)**  
Decorative feature fireplace (not in use), UPVC double glazed window to rear aspect, radiator.

**Bedroom Three**  
**15'2" (4.62m) x 10'1" (3.07m)**  
Accessed via bathroom, UPVC double glazed windows to rear and side aspects, door providing access to second staircase to ground floor, feature decorative fireplace (not in use), radiator.

**Bedroom Four**  
**9'2" (2.79m) x 6'4" (1.93m)**  
UPVC double glazed window to front aspect, radiator.

### Bathroom

Luxury four piece bathroom suite comprising double ended bath with free standing mixer tap and hand shower attachment, double walk in shower cubicle with rainforest shower head and separate hand shower attachment, wash basin and WC set within fitted cabinet, towel radiator, tiled splashback, built in storage cupboard, obscure glass UPVC double glazed windows to side aspect.

### Stairs and Second Floor Landing

### Bedroom Five Second Floor

**18'3" (5.56m) x 14'5" (4.39m)**

Sloped ceiling with restricted head height, UPVC double glazed windows to front and rear aspects, radiator, door to en-suite shower room.

### En-Suite Shower Room

Shower cubicle, wash basin, WC, double glazed Velux roof window, sloping ceiling with restricted head height.

### Double Garage

Main up and over door to front aspect, entrance door to side aspect.

### Outside Front

Front garden laid to low maintenance shingle, driveway leading to garage providing off road parking, path with steps up to front door, outside light, gated access to rear garden.

### Agent's Note 1

EPC rating TBC (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District Council)

### Agent's Note 2

Photographs used are from a previous tenancy, decor, floor coverings and garden may not reflect the current condition.

### Agent's Note 3

There is history of Japanese knot weed at the property which has been treated and signed off as not active with guarantee.

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 Five Bedroom House
- En-suite Shower Room + Luxury Bathroom
- Three Reception Rooms
- Energy Efficiency Rating TBC
- Character Throughout with Gas Fired Aga and Log Burning Stove
- Double Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

