

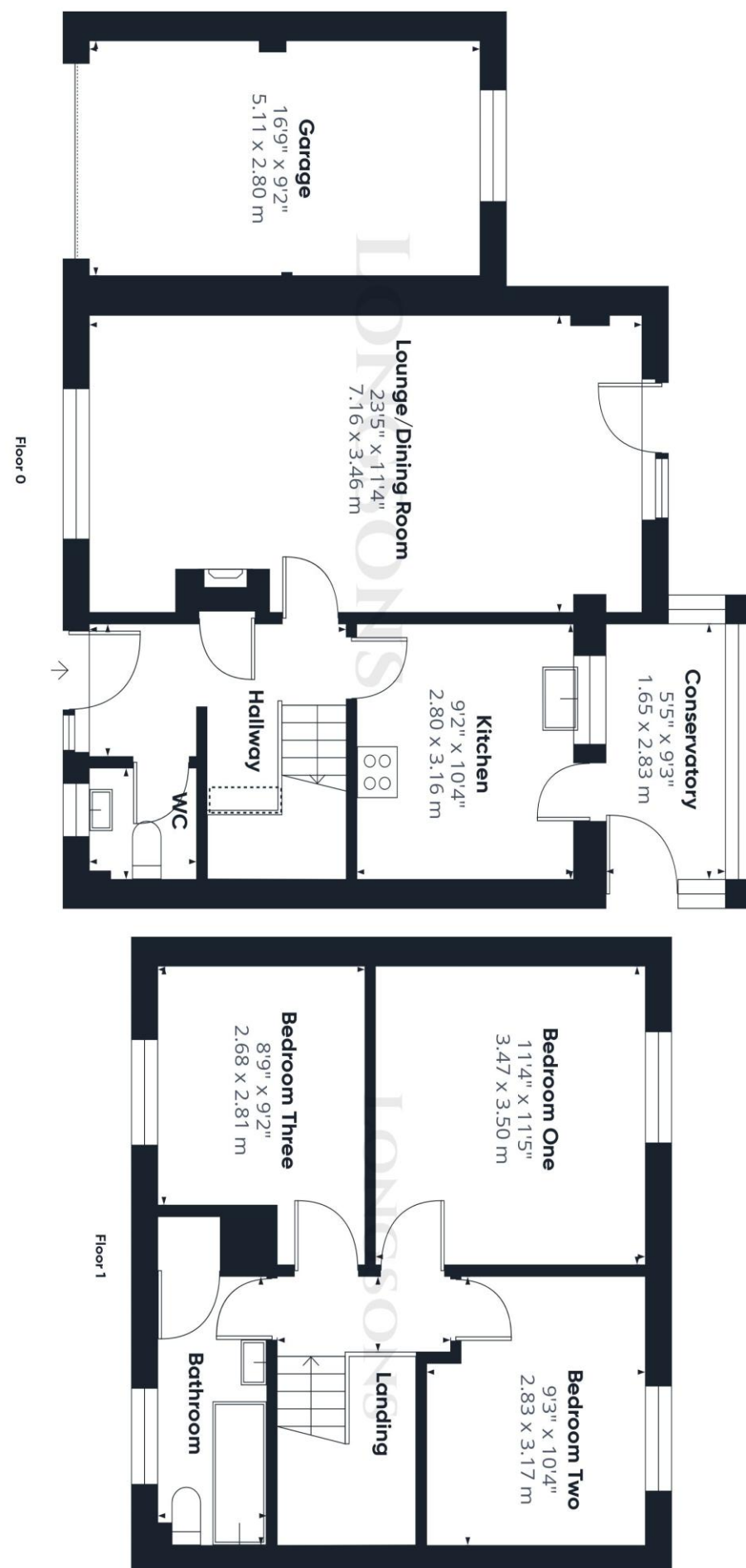


Brancaster Way, Swaffham, PE37 7RY

CHAIN FREE!

Detached, three bedroom house situated on the outskirts of Swaffham enjoying countryside views to the rear. The property offers lots of potential and includes lounge/dining room, conservatory, cloakroom with WC, garage, parking and gas central heating.

Price £260,000 Freehold





Bedroom Two
10'4" (3.15m) x 9'3" (2.82m)
UPVC double glazed window to front, radiator.

Bedroom Three
9'2" (2.79m) x 8'9" (2.67m)
UPVC double glazed window to rear, radiator.

Bathroom
Bathroom suite comprising; bath with shower over and shower curtain, hand wash basin, WC, tiled splashback, radiator, obscure glass UPVC double glazed window to front, built in cupboard.

Outside Front
Front garden laid to lawn, mature shrubs, driveway providing off road parking and access to garage, pathway to front door, door to passageway providing access to rear garden.

Garage
16'9" (5.11m) x 9'2" (2.79m)
Main up and over door to front, window to rear.

Rear Garden
Rear garden enjoying open countryside views laid to lawn, paved patio seating area, shrubs and plants to borders, fence to both sides, access to front via passageway.

Agent's Note
EPC rating C69 (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.

- Detached, Three Bedroom House
- Countryside Views to Rear
- Cloakroom with WC
- Energy Efficiency Rating C69
- Conservatory
- Garage, Parking and Gardens
- UPVC Double Glazing and Gas Central Heating
- No Onward Chain!

Enjoying countryside views to the rear, Longsons are delighted to bring to the market this detached, three bedroom house on the outskirts of Swaffham. The property offers lots of potential and includes lounge/dining room, conservatory, cloakroom with WC, garage, parking and gas central heating.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, conservatory, cloakroom with WC, three bedrooms, bathroom, gardens, parking, garagae, 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
UPVC double glazed door to front, stairs to first floor, radiator, built in under stairs storage cupboard.

Lounge/Dining Room
23'5" (7.14m) x 11'4" (3.45m)
Feature fireplace with electric fire, UPVC double glazed window to front, UPVC double glazed French doors opening to rear garden, radiator.

Kitchen
10'4" (3.15m) x 9'2" (2.79m)
Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for electric oven, space and plumbing for slimline dishwasher, space for under counter fridge/freezer, tiled splashback, window to rear, door opening to conservatory.

Conservatory
9'3" (2.82m) x 5'5" (1.65m)
Brick built conservatory with UPVC double glazed windows to rear and sides, UPVC double glazed door opening to rear garden, space and plumbing for washing machine.

Cloakroom
Hand wash basin, WC, obscure glass UPVC double glazed window to front.

Stairs & Landing
Loft access.

Bedroom One
11'4" (3.45m) x 11'5" (3.48m)
UPVC double glazed window to rear, radiator.

