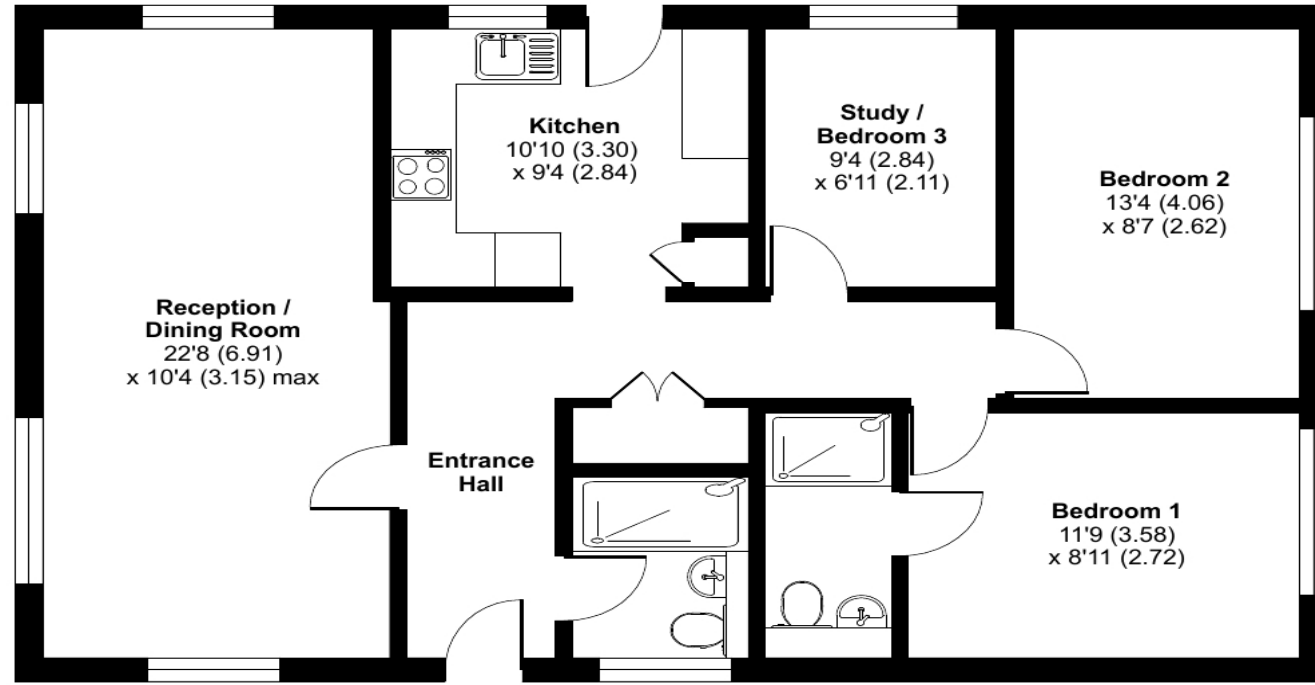
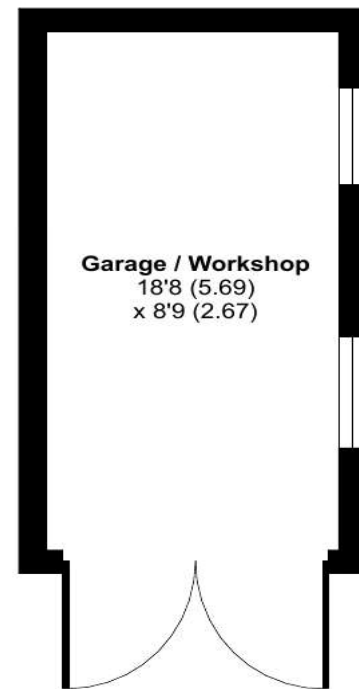


Southlands, Swaffham, PE37

Approximate Area = 861 sq ft / 80 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1026 sq ft / 95.3 sq m
For identification only - Not to scale



GROUND FLOOR



Southlands, Swaffham, PE37 7PF

Fully refurbished, extremely well presented, detached three bedroom bungalow situated on the popular Southlands development. Updated to a high standard throughout, this fantastic property offers modern kitchen, shower room, en suite, gardens, parking, gas central heating and much more!

Price £350,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1151784





Situated on the highly desirable Southlands development on the edge of Swaffham, Longsons are delighted to bring to the market this fully refurbished, extremely well presented, detached three bedroom bungalow. Updated to a high standard throughout with no stone left un-turned, this fantastic property offers modern kitchen, shower room and en suite, gardens, parking, workshop, gas central heating and much more!

Viewing highly advised to fully appreciate the accommodation on offer!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, three bedrooms, en suite shower room to bedroom one, main shower room, gardens, workshop, parking, 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
Composite entrance door to side, built in cupboard with double doors housing gas combi central heating boiler, radiator.

Lounge/Dining Room
22'8" (6.91m) x 10'4" (3.15m) Max
UPVC double glazed windows to front and side aspects, two radiators.

Kitchen
10'10" (3.3m) x 9'4" (2.84m)
Modern fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven, integrated Bosch gas hob with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, composite entrance door to side, UPVC double glazed window to side aspect.

Bedroom One
11'9" (3.58m) x 8'11" (2.72m)
UPVC double glazed window to rear aspect, radiator, door to en-suite shower room.

En Suite Shower Room
Large shower cubicle with rainfall shower head and separate hand shower attachment, wash basin and WC combined with an electric power-

bidet set within fitted cabinet, tiled splashback.

Bedroom Two
13'4" (4.06m) x 8'7" (2.62m)
UPVC double glazed window to rear aspect, radiator.

Bedroom Three
9'4" (2.84m) x 6'11" (2.11m)
UPVC double glazed window to side aspect, radiator.

Shower Room
Large walk in double shower cubicle, wash basin and WC set within fitted cabinet, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side aspect.

Outside Front
Neat, well presented low maintenance front garden laid to shingle, driveway providing ample off road parking, path to front door, outside lights, outside tap, fence to perimeter, gated access both sides to rear garden, access to large wooden workshop with electric lights and power.

Rear Garden
Well presented, enclosed rear garden laid to lawn, paved patio seating area, two wooden garden sheds, further "secret garden" to rear corner, large selection of shrubs, plants and ornamental trees to beds and borders, outside tap, external electric power sockets, fence to perimeter, gated access either side to front.

Agents Note
EPC rating D66 (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.

- Fully Refurbished Bungalow
- Three Bedroom with En Suite to Master
- Modern Kitchen & Shower Room
- Finished to a High Standard
- Enclosed Rear Garden
- Workshop with Electric Power & Light
- Gas Central Heating
- UPVC Double Glazing
- Desirable Location

