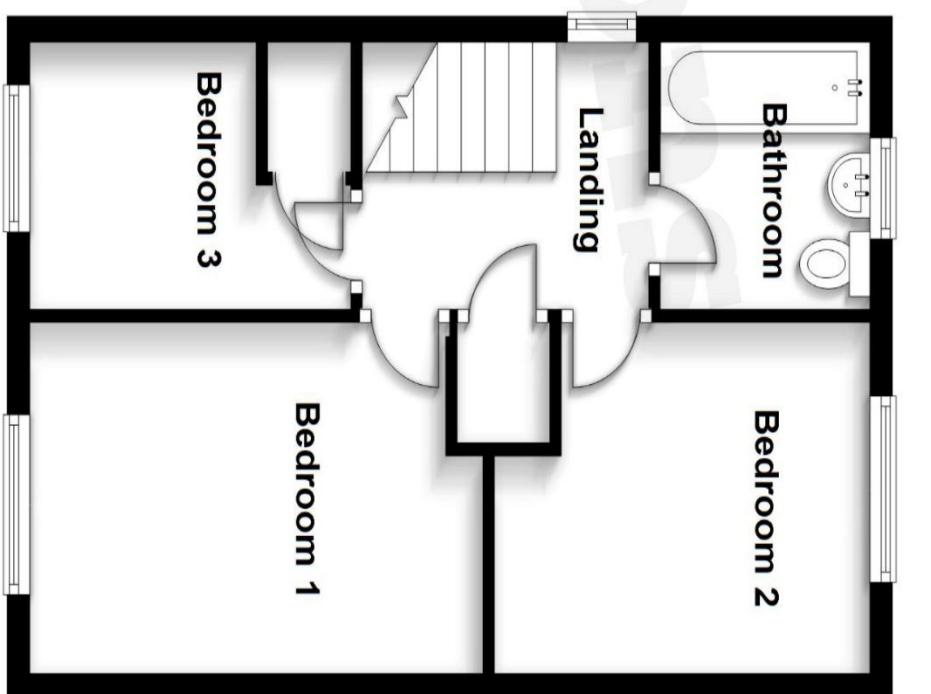


Ground Floor



First Floor



Stratton Close, Swaffham, PE37 7TJ

CHAIN FREE!

Well presented three bedroom semi-detached house on the popular Heathlands development in Swaffham. The property boasts front and rear gardens, driveway, conservatory, UPVC double glazing, gas central heating and downstairs cloakroom.

Price £220,000 Freehold



Situated on the popular Heathlands development in Swaffham, Longsons are delighted to bring to the sales market this well presented, three bedroom semi-detached house. The property boasts front and rear gardens, driveway, conservatory, UPVC double glazing, gas central heating and downstairs cloakroom.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, kitchen, conservatory, cloakroom with WC, two bedrooms, bathroom, gardens, parking, gas central heating and UPVC double glazing.

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 Hall

UPVC double glazed front door, stairs to first floor, UPVC double glazed window to side, radiator.

Lounge

13'3" (4.04m) x 12'2" (3.71m) Max
UPVC double glazed window to front, radiator.

Dining Area

10'11" (3.33m) x 7'10" (2.39m)
Double glazed French doors opening onto conservatory, radiator.

Cloakroom

Wash basin, WC, UPVC double glazed obscure window to side, radiator.

Conservatory

15'6" (4.72m) x 10'6" (3.2m)
UPVC conservatory, French doors opening to rear garden, wood effect laminate to floor.

Stairs and Landing

Built-in cupboard house the hot water cylinder, UPVC double glazed window to side.

Bedroom One

9'0" (2.74m) x 9'0" (2.74m)
UPVC double glazed window to front, radiator.

Bedroom Two

11'2" (3.4m) Max x 8'9" (2.67m) Max
UPVC double glazed window to rear, radiator.

Bedroom Three

9'8" (2.95m) Max x 6'6" (1.98m) Max
UPVC double glazed window to front, radiator.

Bathroom

bathroom suite comprising bath with electric shower over and shower screen, wash basin, WC, radiator, UPVC double glazed obscure window to rear.

Outside - Front

Front garden laid to low maintenance shingle, driveway providing off road parking, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, wooden decked seating area, shrubs and plants to beds, wooden garden shed, wooden fence to perimeter, gated access to front.

Agents Note

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

Agents Note

EPC rating D60 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

- Three Bedrooms
- Semi Detached House
- Conservatory
- Energy Efficiency Rating D60
- Off Road Parking
- Gas Central Heating
- Ground Floor Cloakroom
- No Onward Chain!

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.

