





## 26 Brancaster Way

Guide Price £300,000 - £310,000

A spacious three-bedroom detached bungalow ideally situated with field views in the sought-after market town of Swaffham. This property is ideal for those who are looking to downsize.

As you enter, there is an entrance hall with two storage and one airing cupboard, this leads to a spacious living room with corner electric fire. Further on, is a modern re-fitted kitchen with base and eye-level units that are complemented by a range of integrated appliances including fridge/freezer, oven, hob and dishwasher.

Next are the three bedrooms, comprising of two double bedrooms and one single, these rooms are serviced by a re-fitted shower room with double walk-in shower cubicle and separate WC. To the back of the property, is a lean-to that leads to the garden.

Outside, to the front, is a recently laid resin driveway that provides off-street parking for two vehicles plus access to the passageway and garage via a up and over door. To the rear, is a patio area leading to a landscaped garden comprising of laid to lawn grass, flowerbeds and shrubs. Additionally, there is a shed, summerhouse and access to the passageway and double patio doors to garage.

**Services** - Gas central heating. Mains water, drainage and electricity are connected.





## Situation

Swaffham is a Breckland market town offering a range of independent and national retailers, shops and supermarkets, including Tesco and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) for far away.

## Directions

To find the property from Dereham, proceed along the A47 in direction of King's Lynn. At the roundabout, take the first left onto Norwich Road. Turn left onto North Pickenham Road, followed by the right turning onto White Cross Road. At the roundabout, turn left onto London Street followed by the first right onto Haspalls Road. Take the left turning onto Cley Road, then the left turning onto Wolferton Drive followed by the right hand turning onto Brancaster Way where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

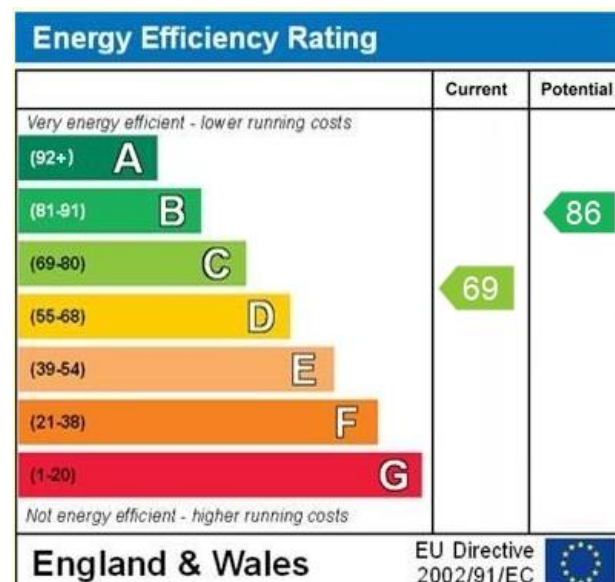
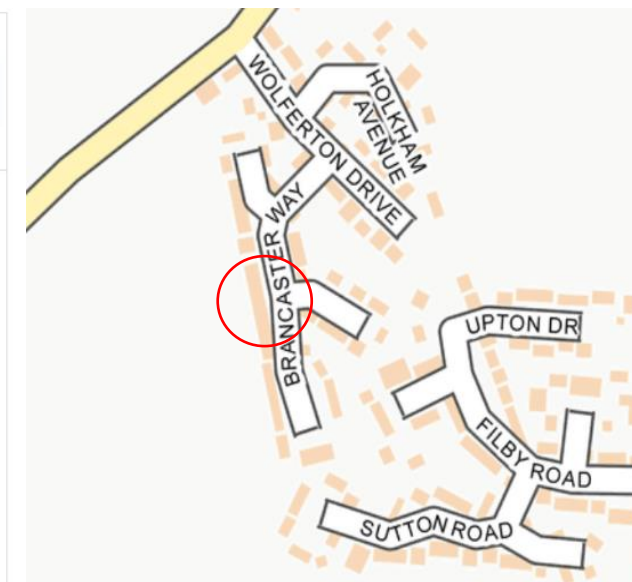
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0430.

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