

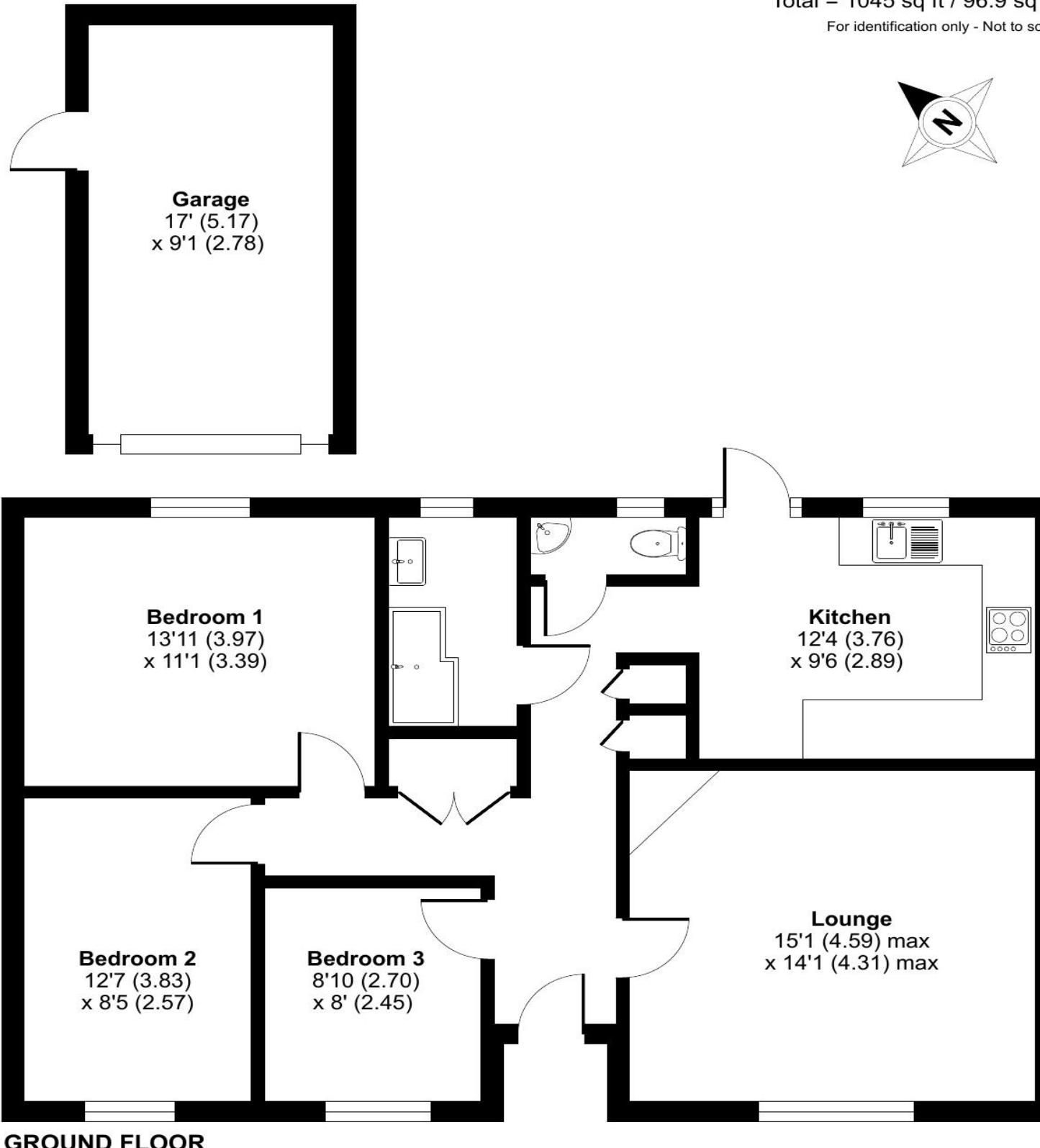
# Rollesby Avenue, Swaffham, PE37

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1045 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
Produced for Longsons. REF: 1239051



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**LONGSONS**

## Rollesby Avenue, Swaffham, PE37 7SH

Extremely well presented, fully updated, detached three bedroom bungalow situated on a popular development on the outskirts of Swaffham. This fantastic property offers garage, parking, low maintenance gardens, modern replacement kitchen and bathroom, gas central heating and UPVC double glazing.

**Guide Price £290,000 - £300,000 Freehold**

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Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented, recently updated throughout, detached three bedroom bungalow. This fantastic property offers modern replacement kitchen and bathroom, low maintenance gardens, garage, parking, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen, three bedrooms, bathroom, separate WC, garage, parking, gardens, 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 entrance door to front, built-in storage cupboards, one with double doors, loft access, radiator.

#### Lounge

**15'1" (4.6m) Max x 14'1" (4.29m)**

#### Max

UPVC double glazed bay window to front, feature fireplace with electric fire, radiator.

#### Kitchen

**12'4" (3.76m) x 9'6" (2.9m)**

Modern fitted kitchen units to walls and floor complimented by a work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double Neff electric oven, integrated Neff induction hob with Neff extractor hood over, space and plumbing for dishwasher and washing

machine, space for tall upright fridge/freezer, vertical radiator, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, tiled splashback.

#### Bedroom One

**13'11" (4.24m) x 11'1" (3.38m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Two

**12'7" (3.84m) x 8'5" (2.57m)**

UPVC double glazed window to front, radiator.

#### Bedroom Three

**8'10" (2.69m) x 8'0" (2.44m)**

UPVC double glazed window to front, radiator

#### Bathroom

Modern bathroom suite comprising 'P' shaped bath with shower over and shower screen, wash basin set within fitted cabinet, towel radiator, fully tiled

walls, UPVC double glazed window to rear, tiles to floor.

#### Cloakroom

Hand wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear.

#### Garage

**17'0" (5.18m) x 9'1" (2.77m)**

Remote control motorised roller door to front, UPVC double glazed entrance door to side, electric power and lights.

#### Outside Front

Low maintenance front garden laid to artificial grass, driveway providing off road parking laid to block paving, path to front door, outside lights, gated access to rear garden.

#### Rear Garden

Enclosed low maintenance rear garden laid to artificial grass, paved patio seating area, wooden garden shed, shrubs and plants to borders, outside lights, outside tap, gated access to front, wooden fence to perimeter.

#### Agent's Notes

EPC rating C70 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Well Presented Detached Bungalow
- Three Bedrooms
- Modern Replacement Kitchen and Bathroom
- Energy Efficiency Rating C70
- Gardens, Garage and Parking
- UPVC Double Glazing
- Gas Central Heating

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.

