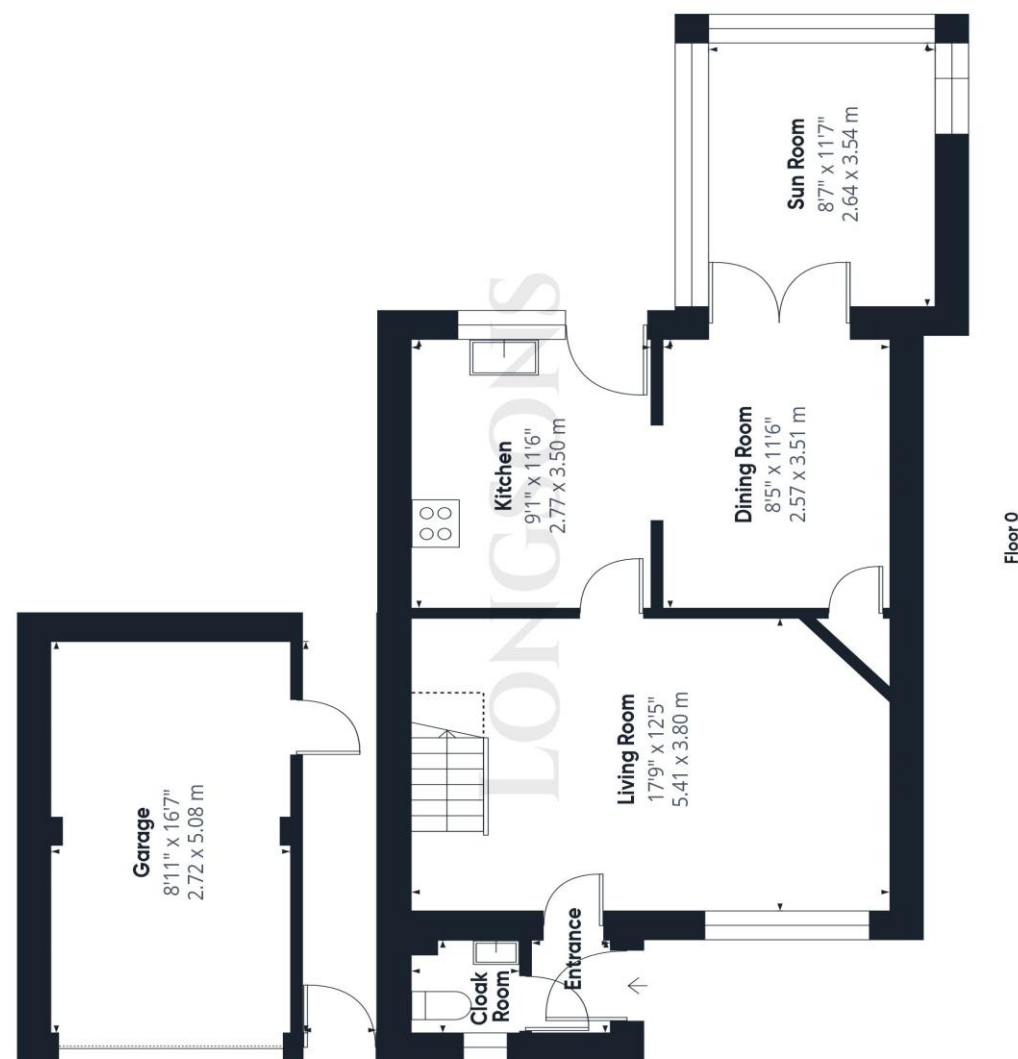




Sutton Road, Swaffham, PE37 7SN

Very well presented, link attached house situated in Swaffham the property has lots to offer including living room, dining room, sun room, three bedrooms, bathroom, garage, gardens and driveway.

Price £270,000 Freehold



Situated on a popular development within the town of Swaffham, Longsons are delighted to bring to the market this very well presented three bedroom link detached house. The property has lots to offer including living room, kitchen, dining room, sun room, bathroom, rear garden, front driveway, gas central heating and UPVC double glazing throughout

Briefly the property offers entrance hall, cloakroom, living room, kitchen, dining room, sun room, three bedrooms, bathroom, rear garden, garage, front driveway, 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 as 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, radiator, cloakroom, access to living room.

Cloakroom

Tiles to wall. WC, hand washbasin with storage cupboard beneath, radiator, obscured UPVC double glazed window to front.

Living Room

17'9" (5.41m) x 12'5" (3.78m)

Radiator, electric feature fireplace, UPVC double glazed window to front, stairs to first floor.

Kitchen

11'6" (3.51m) x 9'1" (2.77m)

Fitted cabinets to floor and wall, laminate worktop over and tiled splashback, integrated electric oven, integrated gas hob with extractor hood over, inset stainless steel one and a half bowl sink unit with mixer tap and separate drinking tap as well as integrated drainer, space for upright fridge/freezer, space and plumbing for washing machine, radiator, UPVC double glazed door to rear garden, archway to dining room.

Dining Room

11'6" (3.51m) x 8'5" (2.57m)

Radiator, built-in storage cupboard, double glazed doors to sun room.

Sun Room

11'7" (3.53m) x 8'7" (2.62m)

UPVC double glazed window to rear and side aspects, radiator,

First Floor Landing

Loft access, circular window.

Bedroom One

12'6" (3.81m) x 9'4" (2.84m)

UPVC double glazed window to rear, radiator, built-in storage cupboard housing gas combination boiler.

Bedroom Two

11'6" (3.51m) x 9'1" (2.77m)

UPVC double glazed window to front, radiator.

Bedroom Three

8'7" (2.62m) x 8'1" (2.46m)

UPVC double glazed window to rear, radiator.

Bathroom

9'4" (2.84m) x 4'10" (1.47m)

Tiles to floor and wall, WC, hand washbasin with vanity unit, walk-in shower with laminate splashback, glass screen and sliding door, radiator, obscured UPVC double glazed window to front.

Front of Property

Laid to shingle providing ample off-road parking, established shrubs and plants to beds, gated access to rear garden.

Rear Garden

Laid to lawn with established shrubs, plants, flowers and fruit trees to beds throughout, additional concrete slabbed pathways, fencing to perimeter, two wooden garden sheds, access to garage and front of property, outside lighting and outside tap.

Garage

16'7" (5.05m) x 8'11" (2.72m)

Light and power, up and over front door, personnel door to side, loft space with integrated pull down ladder.

Agent's Note

EPC rating C72 (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.

• Three Bedrooms

• Situated on a Popular Development in a busy Norfolk Market Town

• Three Reception Rooms

• Energy Efficiency Rating C72

• Gas Central Heating and UPVC Double Glazing

• Garden, Garage and Off-road Parking

