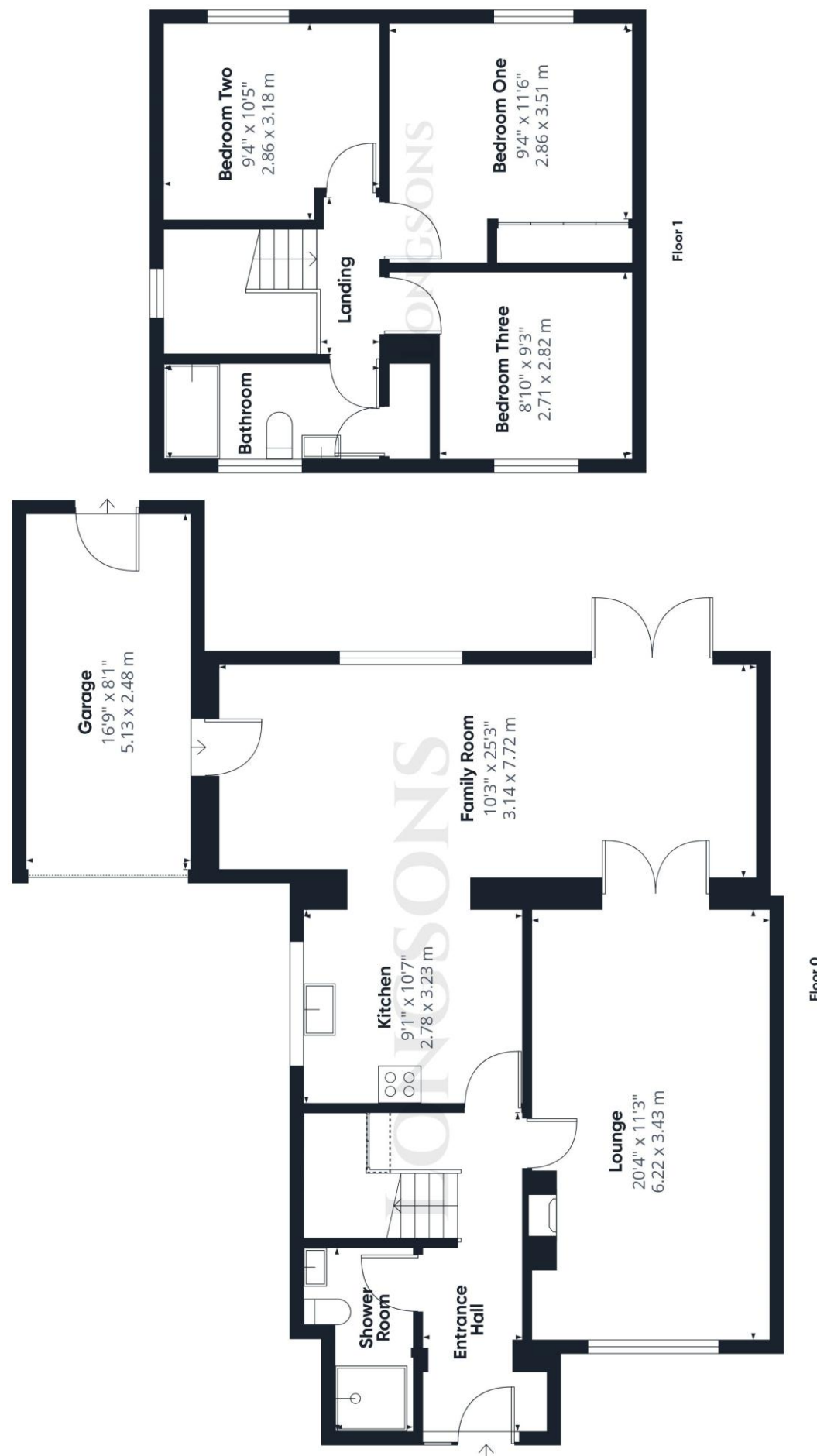




Ranworth Close, Swaffham, PE37 7ST

Immaculately presented three bedroom detached family home situated within easy reach of the market town of Swaffham and all its amenities. The property has loads to offer including spacious multi-functional family room, ground floor modern shower room, three double bedrooms and much more!

Offers in the Region of £325,000 Freehold



Located within a cul-de-sac position on the edge of the quaint market town of Swaffham and within easy reach of local schools and amenities, Longsons are thrilled to offer this modern detached three double bedroom home with extended accommodation creating the ultimate open plan living space.

The accommodation comprises of an entrance hallway, modern kitchen, lounge, multi-functional family room, ground floor modern shower room, three double bedrooms and family bathroom. Further benefits include a fully enclosed rear garden, landscaped low maintenance front garden with private driveway for 3/4 cars, garage, gas central heating and UPVC double glazing.

Early viewing is advised.

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 surgery's, 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 entrance door to front, stairs to first floor, understairs cupboard housing gas central heating boiler, radiator.

Lounge

20'4" (6.2m) x 11'3" (3.43m)

Feature fireplace with inset log burning stove and tiled hearth, glazed double doors opening to the family room, UPVC double glazed window to front, two radiators.

Kitchen

10'7" (3.23m) x 9'1" (2.77m)

Modern fitted shaker style kitchen with base and eye level units with worksurface over, inset one and a half bowl sink unit with mixer tap and drainer, mirrored splashback, intergrated Bosch oven and induction hob with cooker hood over, integrated Neff dishwasher, breakfast bar area, under cupboard lighting and opening into family room.

Family Room

25'3" (7.7m) x 10'3" (3.12m)

Large, multi functional family room with four Velux windows to rear, UPVC double glazed French doors opening to rear garden and UPVC double window to rear, personnel door into the garage and underfloor heating.

Ground Floor Shower Room

5'2" (1.57m) x 4'7" (1.4m)

Double shower cubicle with shower attachment, rainfall shower and niche shelving with lighting, hand wash basin and WC set within vanity unit with worksurface over, fitted cabinets to wall, towel radiator.

First Floor Landing

UPVC double glazed window to side, access to loft.

Bedroom One

11'6" (3.51m) x 9'4" (2.84m) To

Wardrobe

UPVC double glazed window to rear, radiator.

Bedroom Two

10'5" (3.18m) x 9'4" (2.84m) Max

UPVC double glazed window to rear, radiator.

Bedroom Three

9'3" (2.82m) Min x 8'10" (2.69m)

UPVC double glazed window to front, radiator.

Family Bathroom

10'6" (3.2m) x 4'9" (1.45m)

Modern fitted three piece suite with hand wash basin and WC fitted with vanity unit, bath with modern Mira Bluetooth shower over, chrome heated towel radiator, large storage cupboard, obscure glass UPVC double glazed window to the front.

Single Garage

16'9" (5.11m) x 8'1" (2.46m)

Up and over main door to front, plumbing for washing machine, stainless steel sink with drainer, UPVC door leading to rear garden, personnel door leading to family room, loft access.

Outside Front

Front garden laid to lawn and low maintenance decorative resin, selection of shrubs to beds and borders, hedge to front boundary, outside tap, security lighting, gravel drive with ample parking leading to garage, gated access to rear garden.

Rear Garden

Well maintained enclosed rear garden, laid to lawn, patio with pathway leading to side access gate opening to the front, hedge and wooden fence to perimeter, outside lighting, electric power point and outside tap.

Agents Note

Under the terms of the Estate Agents Act 1979 we must inform you that the seller of this property is an employee of Longsons Ltd. If you have any concerns about this, please contact us.

EPC rating TBC (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.

- Immaculately Presented Detached Family Home
- Three Double Bedrooms
- Ground Floor Modern Shower Room
- Energy Efficiency Rating TBC
- Gardens, Garage and Ample Parking
- Cul-De-Sac Location
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

