



Brancaster Way, Swaffham, PE37 7RY

A very well presented detached three bedroom bungalow situated on a popular development in Swaffham. This fantastic property offers modern kitchen and bathroom, additional WC, well maintained gardens, garage, parking, gas central heating and UPVC double glazing.

Offers in Excess of £300,000 Freehold





Situated on a popular residential area of Swaffham, Longsons are delighted to bring to the market this very well presented detached three bedroom bungalow. This fantastic property boasts modern recently installed kitchen, modern bathroom, additional WC, fresh air system, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, three bedrooms, bathroom, cloakroom with WC, garage, parking, gardens, gas central heating, fresh air system and UPVC double glazing.

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. 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, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Built---in storage cupboard with double doors, two further built in storage cupboards, loft access, two radiators, ceiling mounted fresh air system vent.

Lounge

15'0" (4.57m) x 13'11" (4.24m)

UPVC double glazed bay window to front, feature brick fireplace (not in use), two radiators.

Kitchen

12'5" (3.78m) x 9'6" (2.9m)

Modern fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, integrated electric Zanussi

oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear.

Bedroom One

13'0" (3.96m) x 11'0" (3.35m)

Fitted wardrobes, drawers and dresser, UPVC double glazed window to rear, radiator.

Bedroom Two

8'5" (2.57m) x 12'5" (3.78m)

UPVC double glazed window to front, radiator.

Bedroom Three

8'9" (2.67m) x 7'11" (2.41m)

UPVC double glazed window to front, radiator.

Bathroom

Modern bathroom suite comprising bath with rainfall shower head over, separate hand shower attachment and shower screen, hand wash basin set within fitted cabinet, WC, towel radiator,

fully tiled walls, obscure glass UPVC double glazed window to rear.

Cloakroom

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

Outside Front

Front garden laid to lawn, path to front door, canopy lighting, driveway providing off-road parking leading to garage, gated access to rear garden.

Garage

9'3" (2.82m) x 16'9" (5.11m)

Main up and over door to front, electric light and power.

Rear Garden

Well maintained enclosed rear garden laid to lawn, paved patio seating area, shingle, shrubs, plants and flowers to beds and borders, outside light, outside tap, garden wall and wooden fence to perimeter, gated access to front.

Agents Note

EPC rating D63 (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.

- Detached Bungalow In a Popular Location
- Three Bedrooms
- Modern Kitchen and Bathroom
- Energy Efficiency Rating C63
- Very Well Presented Throughout
- Fresh Air System
- Garage + Parking and Well Maintained Gardens
- Gas Central Heating and UPVC Double Glazing

