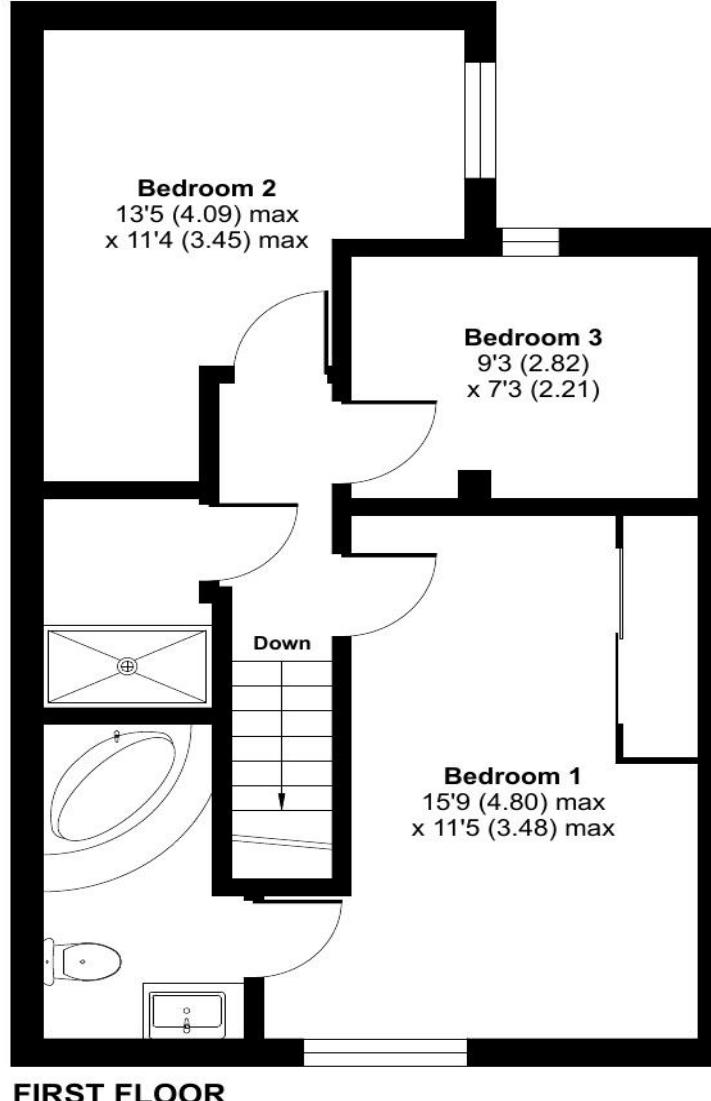
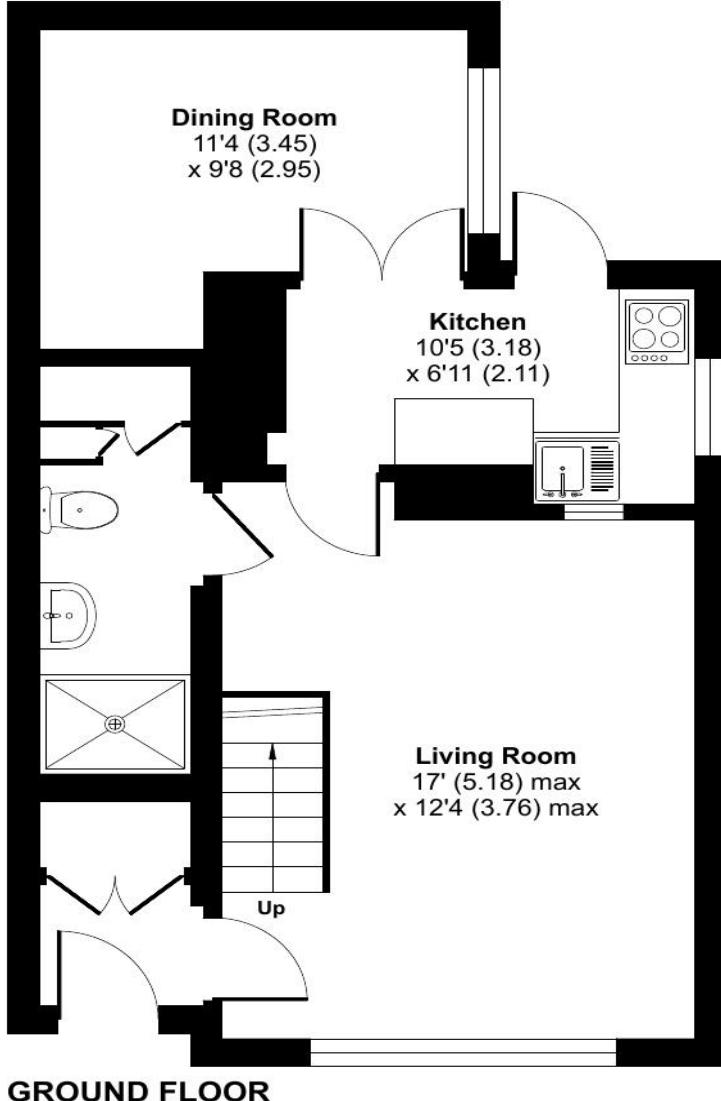


# Princes Street, Swaffham, PE37

Approximate Area = 964 sq ft / 89.5 sq m

For identification only - Not to scale



## 5a Princes Street, Swaffham, PE37 7BX

Very well presented detached three bedroom house conveniently situated within easy reach of Swaffham town centre.

This fantastic character property offers two reception rooms, entrance hall/utility, en-suite bathroom, ground floor shower room, parking and UPVC double glazing

Viewing highly recommended

**Price £240,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
Produced for Longsons. REF: 1140525





Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this very well presented, individual detached three bedroom house. This fantastic property comes with character and offers two reception rooms, en-suite bathroom and ground floor shower room, entrance hall/utility, parking, gas central heating and UPVC double glazing.

Viewing Highly Recommended!

Briefly, the property offers entrance hall/utility, living room, kitchen, dining room, ground floor shower room, three bedrooms, en-suite bathroom to bedroom one, parking, courtyard garden, 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 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/Utility

Built-in cupboard with fitted shelving, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed entrance door to front aspect, tiles to floor, radiator.

#### Living Room

**17'0" (5.18m) x 12'4" (3.76m)**

Feature brickwork fireplace with inset live flame gas fire, UPVC double glazed bow window to front aspect, stairs to first floor, understairs storage cupboard, radiator.

#### Kitchen

**10'5" (3.18m) x 6'11" (2.11m)**

Modern fitted kitchen units to walls and floor complemented with a work surface over and ceramic one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, UPVC double glazed entrance door opening to rear aspect, UPVC double glazed window to side aspect, tiled splashback, tiles to floor.

#### Dining Room

**11'4" (3.45m) x 9'8" (2.95m) Max**

UPVC double glazed window to side aspect, radiator.

#### Ground Floor Shower Room

Double shower cubicle with double glazed Velux roof window above providing natural light, wash basin, WC, towel radiator, built-in cupboards,

extractor fan, tiled splashback, tiles to floor.

#### Stairs and Landing

Large built-in storage cupboard with fitted shelving also housing modern gas central heating boiler, loft access.

#### Bedroom One

**15'9" (4.8m) x 11'5" (3.48m)**

Fitted wardrobes, UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

#### En-Suite Bathroom

Double ended corner bath with centrally mounted tap, wall mounted water controls and separate retractable hand shower attachment, wash basin set within fitted cabinet, concealed cistern WC, towel radiator, built-in wall mounted TV, double glazed Velux roof window, extractor fan.

#### Bedroom Two

**13'5" (4.09m) x 11'4" (3.45m)**

UPVC double glazed window to side aspect, radiator.

#### Bedroom Three

**9'3" (2.82m) x 7'3" (2.21m)**

UPVC double glazed window to side aspect, radiator.

#### Outside Front

Low maintenance frontage laid to patio paving slabs providing off road parking, gated access to rear.

#### Rear Garden

Enclosed rear courtyard style garden laid to patio paving slabs, further area to side, outside tap, outside lights, wooden fence to perimeter, wooden storage shed, gated access to front.

#### Agent's Notes

EPC rating TBC (Full copy available on request)

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

- Detached House
- Three Bedrooms
- Individual and with Character
- Two Reception Rooms
- En-suite Bathroom and First Floor Shower Room
- Parking and Low Maintenance Garden
- 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.

