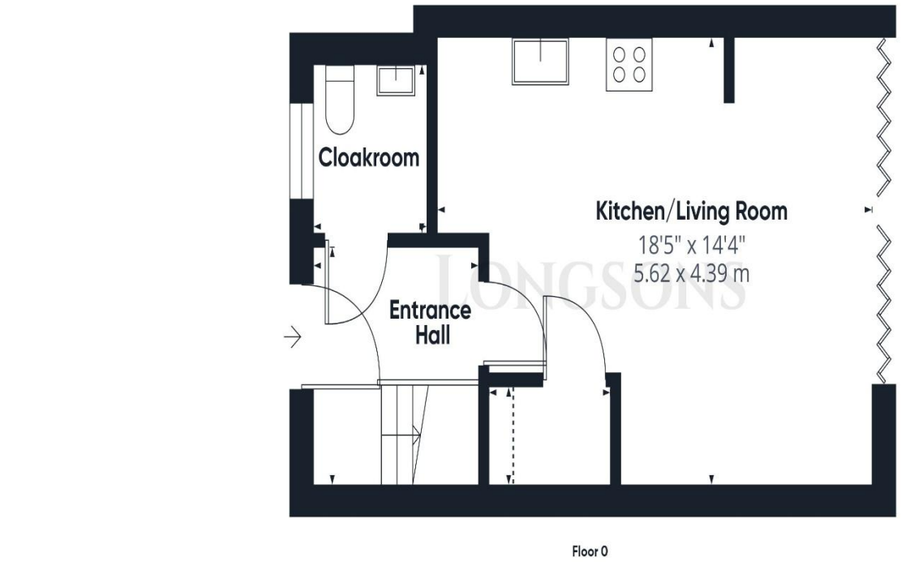
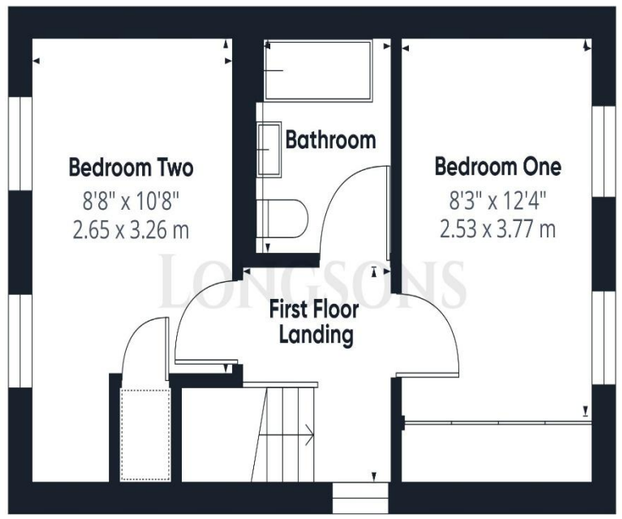


Floor 0



Floor 1

LONGSONS



Pollywiggle Drive, Swaffham, PE37 8GJ

Well presented two bedroom semi-detached property situated on a popular development on the outskirts of Swaffham, the property offers open plan kitchen/living room, bathroom, off-road parking and garden space.
Chain Free!

Price £190,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

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Situated on a popular development in the market town of Swaffham, Longsons are delighted to bring to the market well present two bedroom semi-detached house. This fantastic property offers modern accommodation throughout with an open plan kitchen/living room, cloakroom, bathroom, enclosed rear garden, off-road parking, GCH and UPVC double glazing throughout.

Briefly, entrance hall, cloakroom, open plan kitchen/living room, under stairs storage cupboard, two bedrooms, bathroom, garden to rear, driveway, gas central heating and UPVC double glazing.

CHAIN FREE!

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, cloakroom, stairs to first floor, radiator.

Cloakroom
Tiles to floor and wall, enclosed cistern WC, hand wash basin, radiator, obscure double glazed window to front,

Open Plan Kitchen/Living Room
18'5" (5.61m) x 14'4" (4.37m)
Modern fitted cabinets to floor and wall with laminate worktop over, integrated fan oven, microwave and dishwasher, inset stainless steel sink with mixer tap and drainer, integrated gas hob with extractor hood over, integrated fridge/freezer, access to under stairs storage cupboard.

Living space provides radiator, UPVC double glazed bi-folding doors to rear garden, under stairs storage cupboard provides access to consumer unit, laminate worktop, space and plumbing for washing machine and tumble dryer.

First Floor Landing
UPVC double glazed window to side, loft access.

Bedroom One
12'4" (3.76m) x 8'3" (2.51m)
Two UPVC double glazed windows to rear, radiator, built-in wardrobes.

Bedroom Two
10'8" (3.25m) x 8'8" (2.64m)
Two UPVC double glazed windows to front, radiator, built-in storage cupboard housing wall mounted gas combination boiler.

Bathroom
Tiles to floor and wall, bath with waterfall shower over, enclosed cistern WC, hand wash basin set within fitted drawer unit, chrome finish towel radiator, extractor fan.

Front of Property
Off-road parking, established plants and flowers to enclosed shingle bed, paved walkway providing access to the front door and rear garden, outside lighting,

Rear Garden
Laid to lawn with patio area, additional area with pergola laid to shingle, established trees and plants to beds and perimeter, fencing to perimeter, paved walkway to front of property, outside tap, outside lighting

Agent`s Note
EPC rating B82 (Full copy available on request).
Council tax band B (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.

- Two Bedrooms
- Well Presented Semi-Detached House
- Open Plan Kitchen/Living Room
- Energy Efficiency Rating B82
- Garden and Off-road Parking
- Gas Central Heating
- UPVC Double Glazing
- Chain Free!







