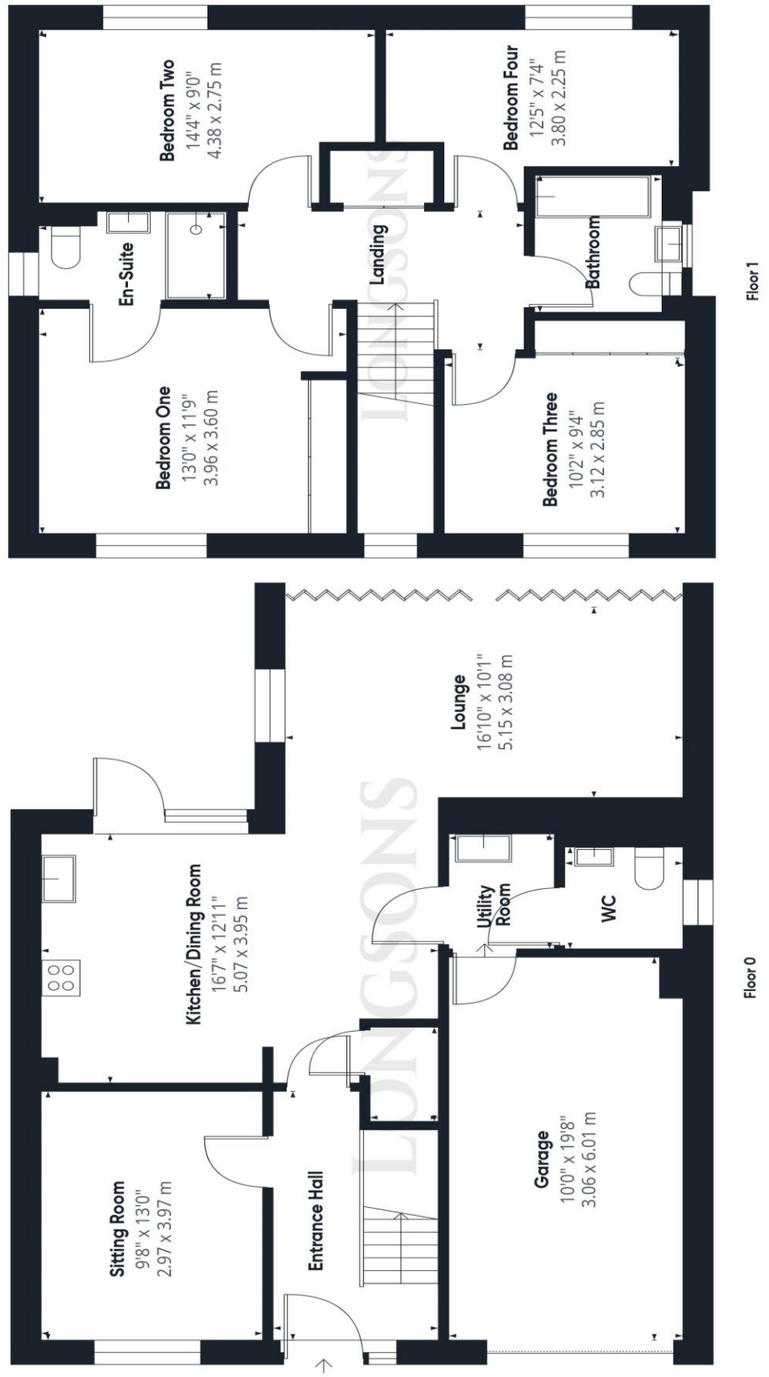


LONGSONS



Kendle Road, Swaffham, PE37 8GT

Offered CHAIN FREE!

Well presented detached modern four bedroom house situated on a development on the outskirts of Swaffham. This fabulous property offers open plan living, two reception rooms, integrated kitchen appliances, utility room, en-suite shower room, garage, garden and parking.

Offers in Excess of £325,000 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 on the outskirts of Swaffham, Longsons are delighted to bring to the market this modern well presented detached four bedroom house. This fabulous property offers open plan living space with integrated kitchen appliance to the kitchen area, two reception rooms, en-suite shower room, cloakroom with WC, utility room, garage, gardens, parking, gas central heating and UPVC double glazing.
Viewing highly recommended.
Briefly the property offers entrance hall, open plan kitchen/dining room, lounge, utility room, cloakroom with WC, sitting room, four bedrooms, en-suite shower room to bedroom one, bathroom, garage, 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 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.

Entrance Hall
Composite entrance door to front, stairs to first floor, porcelain tiles to floor, radiator.

Kitchen/Dining Room
16'7" (5.05m) x 12'11" (3.94m)
Fitted kitchen units to walls and floors, quartz work surface over, stainless steel one and a half bowl sink unit with mixer tap and intergrated drainer, a range of integrated appliances including double electric oven, combi oven/microwave, fridge/freezer, dishwasher and gas hob with extractor hood over, built-in under stairs storage cupboard, UPVC double glazed entrance door opening to rear garden, full length UPVC double glazed window to rear, porcelain tiles to floors, radiator, opening through to lounge.

Lounge
16'10" (5.13m) x 10'1" (3.07m)
UPVC double glazed bi-folding doors opening to rear garden, UPVC double glazed window to side.

Utility Room
Floor mounted fitted kitchen units, quartz work surface over, one and a half bowl stainless steel sink unit with mixer tap and integrated drainer, integrated washing machine, porcelain tiles to floor, entrance door to garage.

Cloakroom
Concealed cistern WC, hand washbasin, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side,

Sitting Room
13'0" (3.96m) x 9'8" (2.95m)
UPVC double glazed window to front, radiator.

Stairs and Landing
Built-in cupboard with double doors housing gas central heating boiler and hot water cylinder, loft access, radiator.

Bedroom One
13'0" (3.96m) x 11'9" (3.58m)
Built-in wardrobes, UPVC glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room
Large shower cubicle with rainfall shower head over, separate hand shower attachment and water mounted water controls, hand washbasin, concealed cistern WC, towel radiator, obscure glass UPVC double glazed window to side.

Bedroom Two
14'4" (4.37m) x 9'0" (2.74m)
UPVC double glazed window to rear, radiator.

Bedroom Three
10'2" (3.1m) x 9'4" (2.84m)
Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Four
12'5" (3.78m) x 7'4" (2.24m)
UPVC double glazed window to rear, radiator.

Bathroom
Suite comprising double ended bath with centrally mounted water controls, wall mounted retractable hand shower attachment and hand shower screen, hand washbasin, concealed cistern WC, towel radiator, extractor fan.

Garage
19'8" (5.99m) x 10'0" (3.05m)
Main up and over door to front, entrance door opening to utility room, electric power and lights.

Outside Front.
Front garden laid to lawn, driveway providing off-road parking, shrubs and plants to borders, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, gated access to front.

Agent`s Note
EPC rating C80 (Full copy available on request)
Council tax band E (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.

- Four bedroom detached house
- Open plan living
- Two reception rooms
- Energy efficiency rating C80
- Garage, garden and parking
- Chain Free









Kendle Road, Swaffham, PE37 8GT

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