



Longfields, Swaffham, PE37 7RH

welcome to

Longfields, Swaffham

A well presented 2 double bedroom extended detached bungalow, located within walking distance of Swaffham town centre and the community hospital. The property further boasts an open-plan lounge/dining room, modern fitted kitchen, 4-piece bathroom, driveway, gardens, a garage and much more!!



Accommodation:

UPVC Part glazed door opening to:

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset 1 1/2 bowl porcelain sink and drainer with mixer tap, integrated electric oven and hob with concealed extractor over, plumbing for washing machine, radiator, UPVC double glazed windows to the rear aspect and UPVC part glazed external entrance door opening to the garden.

Inner Hall

Laminate flooring two storage cupboards, loft hatch, internal doors opening to all rooms.

Lounge

16' 5" x 12' (5.00m x 3.66m)

Carpet flooring, radiator, feature fireplace, television point, UPVC double glazed window to front aspect. Arched wall opening revealing dining area.

Dining Room

12' x 12' (3.66m x 3.66m)

Carpet flooring, radiator and UPVC double glazed window to front aspect.

Bedroom 1

11' 2" plus bay x 10' 1" (3.40m plus bay x 3.07m)

Carpet flooring, radiator, built-in wardrobes with sliding mirror doors, ceiling fan light, UPVC double glazed bay window to rear aspect.

Bedroom 2

10' x 9' 5" (3.05m x 2.87m)

Carpet flooring, radiator, UPVC double glazed window and part glazed UPVC door opening to the rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath mixer taps and hand held shower attachment, half

height tiled walls, tiled flooring, sliding door shower cubicle with fully tiled walls behind, UPVC double glazed window to the side aspect.

Utility/Garage

16' 10" x 8' 6" (5.13m x 2.59m)

Workshop space with various floor mounted units with work surfaces over offering storage possibilities, space for various appliances, electrics for lights and sockets, UPVC double glazed window to rear aspect.

Outside

The property is approached via a long driveway, which provides off-road parking and access to the car port and garage with gated access leading into the rear garden. To the front of the property there is a well-manicured lawned garden area with a decorative shingle border and established plant and shrub beds.

The rear garden offers a degree of privacy to the occupants and is once again well-manicured and laid mainly to lawn with a paved patio seating area, paved pathways, mature plant and shrub bed borders, timber summerhouse, rear and side hedging and an ornamental pond with waterfall feature.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agent Note

William H Brown understand that the solar panels are on a lease contract with 8 years remaining, The sellers inform us that they pay no charge for these.

directions to this property:

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons and at the traffic lights, bear left onto Station Road. Continue, taking the next right hand turn onto Sporle Road and proceed past the community hospital. Take the right hand turn at the junction onto New Sporle Road, where the property will be found on the left hand side on the front of Longfields.



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welcome to

Longfields, Swaffham

- Extended 2 double bedroom detached bungalow
- Presented in excellent condition throughout
- Open-plan lounge/dining room
- Modern fitted kitchen & 4-piece bathroom
- Gas fired radiator central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£280,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:
SFM110130 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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