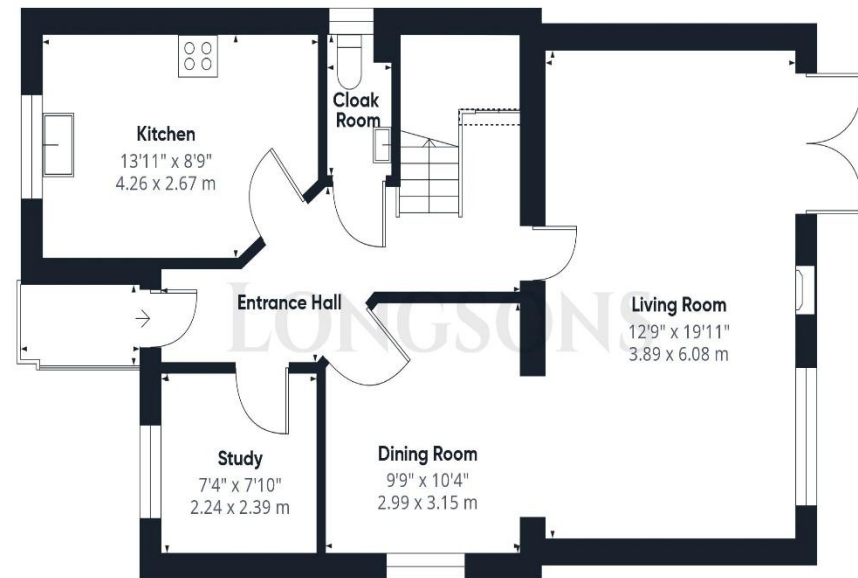
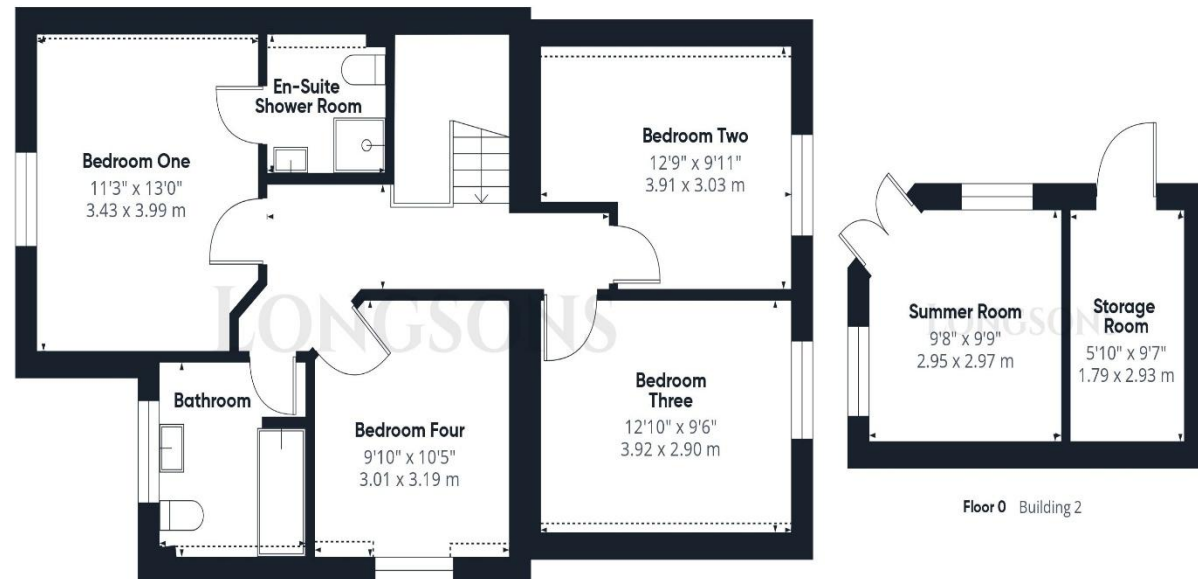




Floor 0 Building 1



Floor 1 Building 1



Tumbler Hill, Swaffham, PE37 7JG

Guide Price £375,000 - £400,000 ****CHAIN FREE****

Superb, very well presented four bedroom detached house situated in the market town of Swaffham, the property offers kitchen, living room, dining room, study, garden space, gas central heating and UPVC double glazing. Viewing Advised!

Guide Price £375,000 - £400,000 Freehold





Guide Price £375,000 - £400,000
Situating within a popular sought after location in the market town of Swaffham, conveniently within easy reach of local amenities, Longsons are delighted to bring to the market this superb, very well presented four bedroom detached house. The property offers a modern fitted kitchen, living room, dining room, study, bathroom, en-suite, enclosed rear garden, summer room, ample off-road parking with further benefits of underfloor heating to ground floor and radiators upstairs as well as UPVC double glazing throughout.

Offered **CHAIN FREE**

Briefly, the property offers entrance hall, kitchen, living room, dining rooms, study, four bedrooms, en-suite, bathroom, garden, summer room, front driveway providing ample parking, gas central heating and UPVC double glazing throughout, Viewing highly recommended!

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, stairs to first floor, under stairs storage cupboard.

Kitchen
13'11" (4.24m) x 8'9" (2.67m)
Fitted cabinets to floor and wall with laminate worktop over and tiled splashback, integrated fridge/freezer, slimline dishwasher and washing machine, inset ceramic one and a half bowl sink unit with mixer tap and drainer, space for tumble

dryer, integrated fan oven with gas hob and extractor hood over, UPVC double glazed window to front,

Study
7'10" (2.39m) x 7'4" (2.24m)
UPVC double glazed window to front.

Cloakroom
WC, hand washbasin with fitted cabinet beneath and tiled splashback and obscure UPVC double glazed window to side.

Dining Room
10'4" (3.15m) x 9'9" (2.97m)
UPVC double glazed window to side, open access through to living room.

Living Room
19'11" (6.07m) x 12'9" (3.89m)
Inset fireplace, UPVC double glazed window to rear, UPVC double glazed French doors to rear garden.

First Floor Landing
Two loft hatches, radiator, Velux stairwell window.

Bedroom One
13'0" (3.96m) x 11'3" (3.43m)
Fitted wardrobes to wall and floor, radiator, UPVC double glazed window to front, access to en-suite.

En-Suite Shower Room
WC, extractor fan, towel radiator, hand washbasin set within fitted cabinets, walk-in shower cubicle with tiled splashback, Velux window to side.

Bedroom Two
12'9" (3.89m) x 9'11" (3.02m)
Radiator, UPVC double glazed window to rear.

Bedroom Three
12'10" (3.91m) x 9'6" (2.9m)
Fitted wardrobes and drawers, radiator, UPVC to rear.

Bedroom Four
10'5" (3.18m) x 9'10" (3m)
Radiator, UPVC double glazed window to side.

Bathroom
Tiles to wall, WC, hand washbasin set within fitted wall cabinets, bath with shower

over and glass screen, towel radiator, obscured double glazed window to front.

Rear Garden
Laid to lawn with paved patio seating area, outside lighting, fencing and established shrubs to perimeter, established plants and trees to beds, gated access to front of property via both sides of the house.

Summer Room/Storage Room
Timber built, fully double glazed with power.

Front of Property
Laid to shingle with fencing and established shrubs to perimeter, step up to porch with outside lighting, composite entrance door, gated access to rear garden, outside tap, established plants and trees to beds.

Agent's Notes
EPC rating C76 (Full copy available on request). Council tax band D (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.

