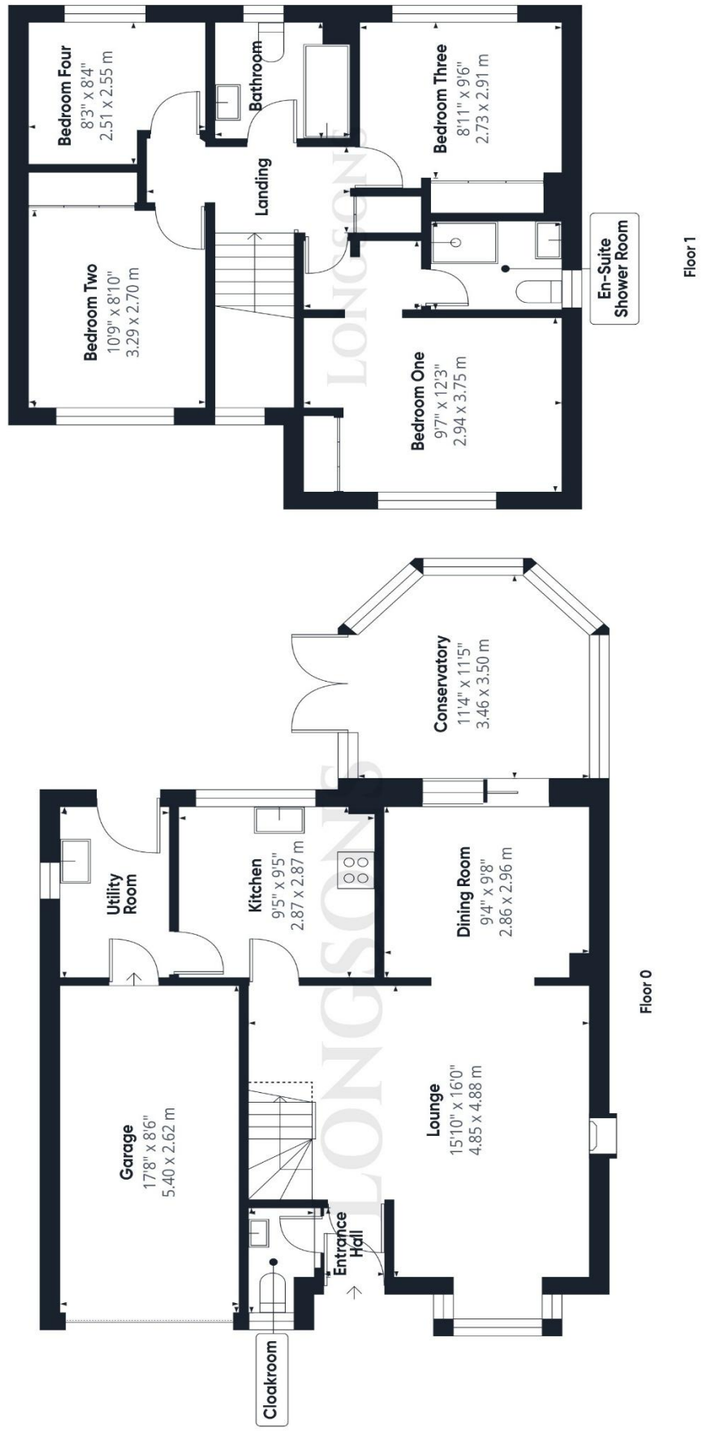


LONGSONS



Heathlands, Swaffham, PE37 7TG

Located on a popular development within the market town of Swaffham within easy reach of local amenities, Longsons are pleased to offer this detached four bedroom family home offering heaps of potential and a chain free purchase.

Price £270,000 Freehold

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

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



Located on a popular development within the market town of Swaffham, Longsons are delighted to present to the market this detached, four bedroom family home with heaps of potential suitable for a variety of buyers. The property offers living room, dining room, kitchen, utility room, four bedrooms, en-suite shower room as well as separate bathroom, plenty of garden space and off road parking, as well as gas central heating, solar panels, UPVC double glazing throughout and air conditioning.

Briefly, the property offers, entrance hall, cloakroom, living room, dining room, kitchen, utility room, garage, conservatory, first floor landing, airing cupboard, four bedrooms, en-suite shower room, bathroom, garden to rear, generous driveway, gas central heating, UPVC double glazing, solar panels and air conditioning.

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.

Entrance Hall
Composite entrance door, access to cloakroom and lounge.

Cloakroom
WC, hand wash basin, radiator, obscured UPVC double glazed window to front.

Lounge
16'0" (4.88m) x 15'10" (4.83m)
Gas fireplace, UPVC double glazed bay window to front, archway to dining room, stairs to first floor, access to entrance hall and kitchen, wall mounted air-conditioning unit, two radiators.

Dining Room
9'8" (2.95m) x 9'4" (2.84m)
Archway through to lounge, double glazed sliding door to conservatory, wall mounted air-conditioning, radiator.

Conservatory
11'5" (3.48m) x 11'4" (3.45m)
UPVC double glazed windows to rear garden, UPVC double glazed French doors to patio, double glazed sliding door to dining room, two wall mounted electric radiators.

Kitchen
9'5" (2.87m) x 9'5" (2.87m)
Fitted cabinets to floor and wall, laminate worksurface over and tiled splashback, space and plumbing for dishwasher, inset stainless steel one bowl sink unit with mixer tap, separate drinking water tap and drainer, integrated gas hob with extractor hood over, integrated fan oven, space for under counter fridge freezer, UPVC double glazed window to rear, door to utility room, radiator.

Utility Room
Fitted cabinets to floor with laminate work surface over and tiled splashback, space and plumbing for washing machine and tumble dryer, inset stainless steel sink with mixer tap and drainer, wall mounted gas boiler, obscure UPVC double glazed window to side, obscure UPVC double glazed entrance door to rear garden, doors to kitchen and garage, radiator.

Landing
Built-in airing cupboard housing hot water cylinder, loft access, access to all four bedrooms and bathroom, UPVC double glazed window to front.

Bedroom One
12'3" (3.73m) x 9'7" (2.92m)
Built-in wardrobes, fitted dressing table with fitted cabinets to floor and wall, access to en-suite, UPVC double glazed windows to front, radiator.

En-Suite Shower Room
Corner walk-in shower with glass screen, hand wash basin and WC both set within fitted cabinet, ceiling extractor fan, obscure UPVC double glazed window to side, chrome finish towel radiator.

Bedroom Two
10'9" (3.28m) x 8'10" (2.69m)
Built-in wardrobes, UPVC double glazed window to front, radiator.

Bedroom Three
9'6" (2.9m) x 8'11" (2.72m)
Built-in wardrobes, UPVC double glazed windows to rear, radiator.

Bedroom Four
8'4" (2.54m) x 8'3" (2.51m)
Fitted wardrobes and cabinets, UPVC double glazed window to rear, radiator.

Bathroom
Bathroom suite comprising bath with mixer tap, separate shower over and handheld shower attachment, WC, hand wash basin set within fitted cabinet, obscure glass UPVC double glazed windows to rear, radiator.

Garage
17'8" (5.38m) x 8'6" (2.59m)
Motorised up and over door to front, solar panel controls and batteries, wooden personnel door to utility room.

Front of Property
Generous brickweave driveway providing ample off road parking for multiple vehicles, established shrubs to perimeters, further shrubs and plants to beds, gated access to rear garden, outdoor lighting, integral garage.

Rear of Property
Laid to lawn with established shrubs to perimeters, patio area, established plants and trees to beds, wooden garden shed, outdoor tap, outdoor lighting, gated access to front.

Agent`s Notes
EPC rating TBC (Full copy available on request).Council tax band D (Own enquiries should be made via Breckland District Council).

Agent's Notes 2
The solar panels support the hot water system as well as providing a feed in tariff. The system is currently registered with Utilities Warehouse. It is part of the property infrastructure and it is not leased.

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.

- Detached Four Bedroom Family Home
- Popular Estate Location
- Heaps Of Potential
- UPVC Double Glazing and Solar Panels
- Gas Central Heating
- Energy Efficiency Rating TBC
- Generous Driveway & Garage
- CHAIN FREE









Heathlands, Swaffham, PE37 7TG

Price £270,000