



## 13 Surlingham Drive, Swaffham, PE37 7SF

Offered CHAIN FREE!

Very well presented, spacious detached two bedroom bungalow situated on a popular development in Swaffham. This fantastic property offers two reception rooms, conservatory, kitchen/breakfast room, garage, parking, gardens, gas central heating and UPVC double glazing.

**Offers In Excess Of £255,000 Freehold**



**Conservatory**  
**8'9" (2.67m) x 9'5" (2.87m)**  
 UPVC double glazed conservatory with pitched roof, entrance to rear garden, tiles to floor, radiator.

**Bedroom One**  
**10'2" (3.1m) x 12'3" (3.73m)**  
 Fitted wardrobes, UPVC double glazed window to rear, radiator.

**Bedroom Two**  
**11'3" (3.43m) x 8'0" (2.44m)**  
 UPVC double glazed window to the side, radiator.

**Shower Room**  
 Large shower cubicle, hand wash basin and WC both set within fitted cabinets, tiled splashback, towel radiator, obscure glass UPVC double glazed window to side.

**Garage**  
 Main up and over door to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, electric power and light.

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

**Rear Garden**  
 Enclosed rear garden laid to lawn, shrubs and plants to beds and borders, wooden fence to perimeter, gated access to front.

**Agent's Note**  
 EPC rating C71 (Full copy available on request)  
 Council tax band C (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.

- Spacious Two Bedroom Detached Bungalow
- Two Reception Rooms
- Garage, Parking and Gardens
- Energy Efficiency Rating C71
- Gas Central Heating and UPVC Double Glazing
- Offered CHAIN FREE!

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this very well presented, spacious detached two bedroom bungalow. This fantastic property offers two reception rooms, conservatory, kitchen/breakfast room, garage, gardens, parking, gas central heating and UPVC double glazing.

Offered - CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, inner hall, dining room, conservatory, kitchen/breakfast room, two bedrooms, shower room, garage, parking, gardens, 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 a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well 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**  
 UPVC double glazed entrance door to front, built-in storage cupboard housing gas central heating boiler, tiles to floor, radiator.

**Lounge**  
**17'1" (5.21m) x 11'3" (3.43m)**  
 UPVC sliding patio doors to front, two radiators.

**Inner hall**  
 Loft access, radiator.

**Kitchen/Breakfast Room**  
**15'7" (4.75m) x 11'3" (3.43m)**  
 Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, integrated fridge and washing machine, tiled splashback, UPVC double glazed entrance door opening to side, tiles to floor, radiator.

**Dining Room**  
**13'3" (4.04m) x 8'1" (2.46m)**  
 Tiles to floor, radiator, opening through to conservatory.

