



### Couhe Close, Swaffham, PE37 7JS

Well presented three bedroom detached bungalow situated with easy reach of Swaffham town centre, this fantastic property offers a well sized living room, open plan kitchen/diner, off-road parking, electric heating and UPVC double glazing throughout.

**Price £270,000 Freehold**





storage cupboard and airing cupboard with hot water cylinder.

**Bedroom One**  
**11'11" (3.63m) x 9'5" (2.87m)**

Electric wall mounted radiator, UPVC double glazed window to rear and built-in wardrobe.

**Bedroom Two**  
**11'10" (3.61m) x 8'9" (2.67m)**

Electric wall mounted radiator and UPVC double glazed window to front.

**Bedroom Three**  
**8'9" (2.67m) x 8'5" (2.57m)**

Electric wall mounted radiator, UPVC double glazed window to rear and a built-in wardrobe.

**Bathroom**  
**7'1" (2.16m) x 5'5" (1.65m)**

Tiles to floor and wall, fitted hand washbasin with cupboards beneath, WC, bath with shower screen and hand held shower over, extractor fan to ceiling, obscured UPVC double glazed window to side.

**Front Garden**

Laid to lawn, driveway leading to carport, access to entrance hall, side door to kitchen and coal shed.

**Rear Garden**

Low maintenance garden mainly laid to artificial grass, paved stone walkway to side of property, small patio, side of property laid to shingle, wooden fencing to perimeter with established shrubs throughout, outdoor lighting, outdoor tap.

**Agent's Note**

EPC rating TBC (Full copy available on request)  
 Council tax band B (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.

- Three Bedrooms
- Located within easy reach of Swaffham town centre
- Open Plan Kitchen/Diner
- Energy Efficiency Rating
- Off-road Parking and Carport
- Electric Heating and Double Glazing throughout

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented, three bedroom detached bungalow. The property has lots to offer including living room, open plan kitchen/diner, utility room, bathroom, enclosed garden, off-road parking, electric heating and UPVC double glazing throughout.

Viewing recommended.

Briefly, the property offers three bedrooms, living room, open plan kitchen/diner, utility room, bathroom, enclosed garden and off-road parking.

**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**

UPVC double glazed window to side, composite entrance door, space for freestanding radiator.

**Living Room**  
**17'10" (5.44m) x 10'4" (3.15m)**

Electric wall mounted radiator, two UPVC double glazed windows to front, double obscure glass doors to kitchen/dining room, operational fireplace with marble hearth and wooden mantel.

**Kitchen/Diner**  
**17'2" (5.23m) x 14'4" (4.37m)**

Open plan kitchen/diner, access to bedroom hallway, sizeable storage cupboard, access to utility room and pantry, kitchen provides fitted cabinets to floor and wall with wooden worktop over, space for a freestanding cooker, extractor hood over, breakfast bar, space and plumbing for dishwasher, inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer, space for upright fridge/freezer, entrance door to carport, electric wall mounted radiator and UPVC double glazed windows to side and rear,

**Utility Room**  
**6'9" (2.06m) x 5'1" (1.55m)**

Fitted cabinets to wall, wooden worktop under, space and plumbing for washing machine and tumble dryer, electric wall mounted radiator, UPVC double glazed window to side, obscure glass UPVC double glazed door to rear garden.

**Hallway**

Access to all three bedrooms, bathroom, electric wall mounted radiator, hatch for loft access, built-in

