

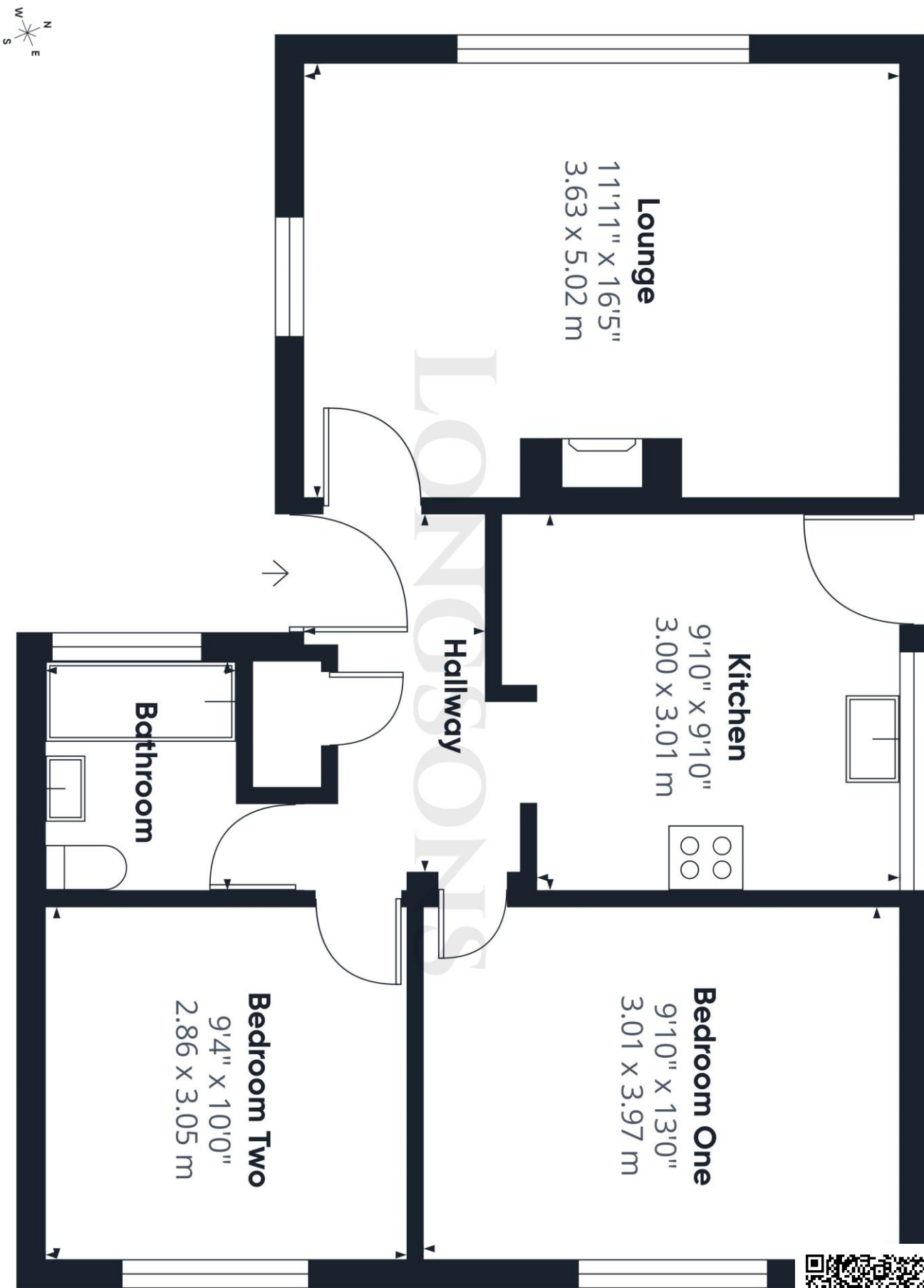


Longfields, Swaffham, PE37 7RH

Extremely well presented detached two bedroom bungalow situated on a popular development in Swaffham. This fabulous bungalow offers replacement kitchen and bathroom, garage with motorised main door, very well presented gardens, parking and UPVC double glazing.

Viewing highly recommended.

Price £260,000 Freehold





Outside Front

Very well presented front garden laid to lawn, shrubs and plants to beds, driveway providing off-road parking with wooden double gates providing further secure parking, outside light.

Garage

Motorised main roller door to front, entrance door opening to rear garden, window to rear, electric power and lights.

Rear Garden

Rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, wooden summer house, wooden garden shed.

Agent's Note

EPC rating E49 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Two Bedroom Bungalow
- Replacement Kitchen and Bathroom
- Well Presented Gardens
- Energy Efficiency Rating E49
- Garage and Off-Street Parking
- UPVC Double Glazing

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.

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this extremely well presented detached two bedroom bungalow. This fabulous property offers modern replacement kitchen and bathroom, very well presented gardens, garage with motorised main door, parking, secure parking and UPVC double glazed windows.

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, bathroom, garage, garden, modern electric heating and UPVC double glazed windows.

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 cupboard housing hot water cylinder, loft access, electric heater.

Lounge

16'5" (5m) x 11'11" (3.63m)
Feature fireplace with inset multi fuel burning stove, UPVC double glazed window to front and side, two modern electric heaters.

Kitchen

9'10" (3m) x 9'10" (3m)

Fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven with Neff induction hob and extractor hood over, space and plumbing for washing machine, space for upright fridge/freezer, UPVC double glazed entrance door to side, UPVC double glazed window to side.

Bedroom One

13'0" (3.96m) x 9'10" (3m)

UPVC double glazed window to rear, modern electric heater.

Bedroom Two

10'0" (3.05m) x 9'4" (2.84m)

UPVC double glazed window to rear, modern electric heater.

Bathroom

Modern suite comprising bath with shower over and shower screen, wash basin and WC both set within fitted cabinets, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to front.

