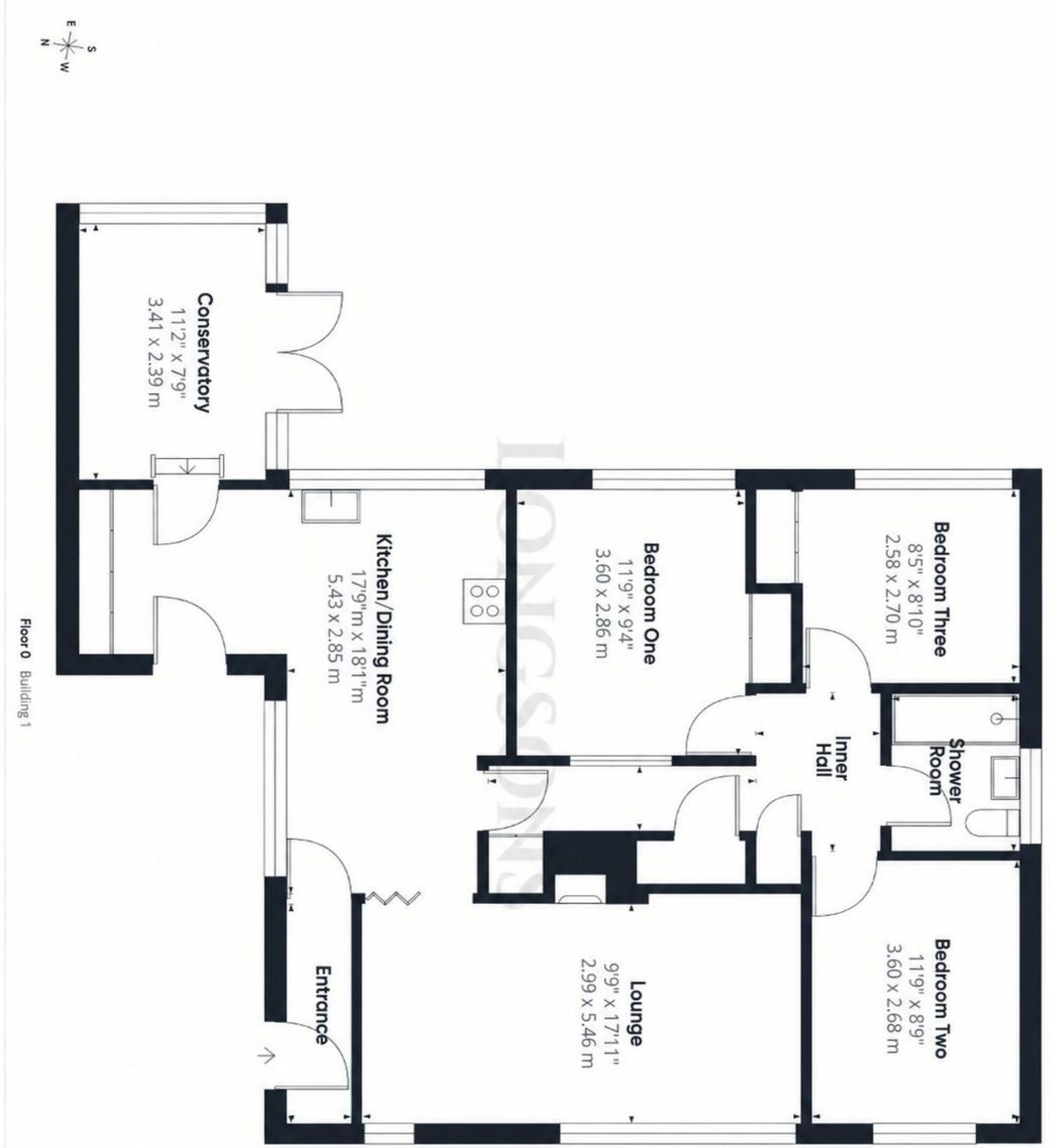


LONGSONS



33 Adastral Place, Swaffham, PE37 7RG

An immaculate three bedroom link-detached bungalow in a popular residential location with good access to Swaffham town centre and it`s amenities. The property benefits from a superb kitchen/dining room, shower room, conservatory, ample parking.

Viewing highly recommended.

Guide Price £300,000 - £325,000 Freehold

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

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Situated on a popular residential area with good access to the town centre of Swaffham and it`s amenities, Longsons are delighted to bring to the market this immaculate three bedroom link-detached bungalow. This superb property benefits from a modern kitchen/dining room, shower room, conservatory, two driveways, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance hall, lounge, kitchen/dining room, conservatory, three bedrooms, shower room, two driveways, gardens, gas central heating and UPVC double glazing.

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools

Entrance Hall
UPVC double glazed door to side, space for tumble dryer, wall mounted gas boiler,

Kitchen/Dining Room
18'1" (5.51m) Max x 17'9" (5.41m) Max
Modern fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, splashback, integrated Bosch double electric oven and microwave, integrated Bosch induction hob with extractor hood over, integrated dishwasher, American style fridge/freezer fitted within cabinets, UPVC double glazed windows to rear and side, wood effect laminate to floor, radiator, UPVC double glazed door leading to front, glazed double French doors leading to lounge.

Lounge
17'11" (5.46m) x 9'9" (2.97m)
Feature fireplace (not in use) with inset electric stove with wooden mantel, two UPVC double glazed windows to front, radiator.

Conservatory
11'2" (3.4m) x 7'9" (2.36m)
UPVC double glazed conservatory with polycarbonate roof, double glazed entrance door opening to rear garden, tiles to floor.

Inner Hallway
Two storage cupboards and one airing cupboard.

Bedroom One
11'9" (3.58m) x 9'4" (2.84m)
Built-in wardrobe, UPVC double glazed window to rear, radiator.

Bedroom Two
11'9" (3.58m) x 8'9" (2.67m)
UPVC double glazed window to front, radiator.

Bedroom Three
8'10" (2.69m) x 8'5" (2.57m)
Built-in wardrobe, UPVC double glazed window to rear, radiator.

Shower Room
Walk-in double shower cubicle, wash basin set within fitted cabinet, WC,

obscure glass UPVC double glazed window to side, chrome towel radiator, tiles to floor.

Outside Front
Two driveways laid to shingle providing off-road parking, garden laid to lawn, raised brick border with selection of shrubs and plants, covered lean-to area to side with low level wooden picket gate, outside lights, gated access to rear garden.

Rear Garden
Well maintained enclosed garden laid to lawn, areas laid to shingle, paved patio seating area, paved pathway, shrubs, plants and flowers to beds and borders, established trees, wooden garden shed, outside tap, outside light, garden wall, hedge and wooden fence to perimeter, gated access to front.

Agent`s Notes
EPC rating B (Full copy available on request)
Council tax band D62 (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 Bedroom Link-Detached Bungalow
- Very Well Presented
- Good Access to Town Centre
- Energy Efficiency Rating D62
- Gardens and Ample Parking
- Gas Central Heating and UPVC Double Glazing







