

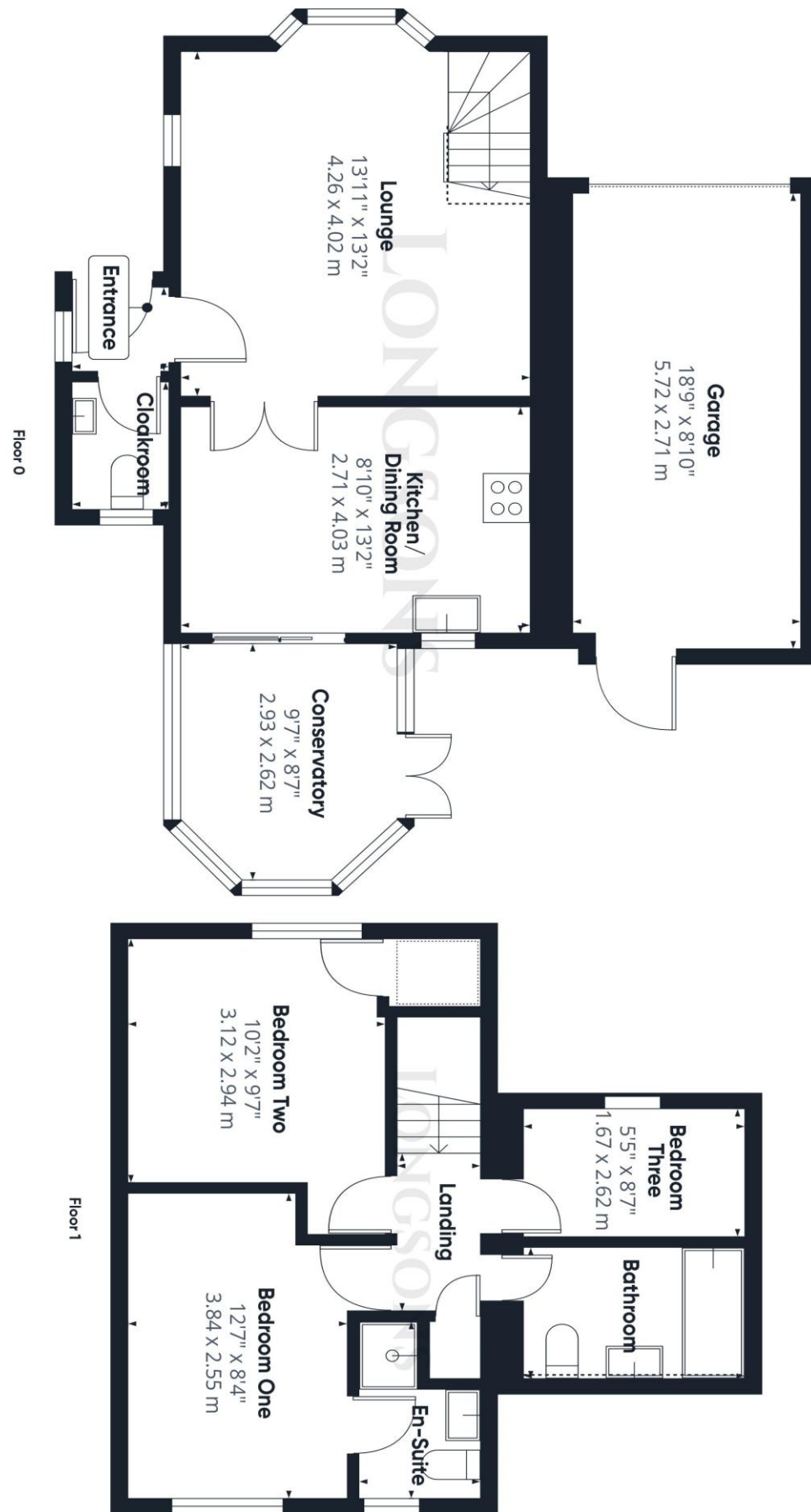


## Heathlands, Swaffham, PE37 7TG

OFFERED CHAIN FREE!

Very well presented, detached three bedroom house situated on the popular Heathlands development in Swaffham. The property offers en-suite shower room, cloakroom with WC, conservatory, garage, gardens, parking, gas central heating and UPVC double glazing.

**Price £260,000 Freehold**





Situated on the popular Heathlands development in Swaffham, Longsons are delighted to bring to the market this very well presented, detached three bedroom house. The property offers en-suite shower room, kitchen/dining room, conservatory, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Available - CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, conservatory, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, 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

Composite entrance door to front, UPVC double glazed window to side, radiator.

#### Lounge

**13'11" (4.24m) x 13'2" (4.01m)**  
Walk-in UPVC double glazed window to front, UPVC double glazed window to side, stairs to first floor, glazed double doors opening to kitchen/dining room, radiator.

#### Kitchen/Dining Room

**13'2" (4.01m) x 8'10" (2.69m)**

Fitted units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space for upright fridge/freezer, space and plumbing for washing machine, double glazed patio doors opening to conservatory, tiled splashback, wall mounted gas central heating boiler, UPVC double glazed window to rear, radiator.

#### Conservatory

**9'7" (2.92m) x 8'7" (2.62m)**

Wooden double glazed conservatory with pitched roof, electric power and lights, French doors opening to rear garden.

#### Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

#### Stairs and Landing

Built-in cupboard housing hot water cylinder.

#### Bedroom One

**12'7" (3.84m) x 8'4" (2.54m)**

UPVC double glazed window to rear, radiator, door to en-suite shower room.

#### En-suite Shower Room

Shower cubicle, hand wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side, extractor fan, radiator.

#### Bedroom Two

**10'2" (3.1m) x 9'7" (2.92m)**

UPVC double glazed window to front, built-in storage cupboard, radiator, loft access.

#### Bedroom Three

**8'7" (2.62m) x 5'5" (1.65m)**

Double glazed roof window, eaves storage cupboard, radiator.

#### Bathroom

Suite comprising bath with shower over and shower screen, hand wash basin, WC, tiled splashback, double glazed roof window, radiator.

#### Garage

**18'9" (5.72m) x 8'10" (2.69m)**

Main up and over door to front, entrance door opening to rear garden, electric power and lights.

#### Outside Front

Front garden laid to lawn, driveway providing off-road parking, outside light, hedge to perimeter, gated access to rear garden.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

#### Agent's Note

EPC rating D68 (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.

- Detached Three Bedroom House
- Well Presented
- Kitchen/Dining Room and Conservatory
- Energy Efficiency Rating- D68
- Garage, Gardens and Parking
- Offered CHAIN FREE!
- Popular Development
- En-suite Shower Room

