



Longfields, Swaffham, PE37 7RH

welcome to

Longfields, Swaffham

A well presented 2 double bedroom detached bungalow, located within walking distance of Swaffham town centre and the community hospital. The property further boasts a lounge with inset wood burner, fitted kitchen, family bathroom, generous garden plot, long driveway and much more!



Accommodation:

UPVC double glazed door opening to:

Entrance Porch

UPVC double glazed fixed side panels, internal door opening to:

Lounge

18' 2" x 9' 11" (5.54m x 3.02m)

Carpet flooring, radiator, feature fireplace with inset wood burner and tiled hearth, television point, UPVC double glazed window to front aspect.

Hallway

Wood effect laminate flooring, radiator, storage cupboard, internal doors opening to all rooms, UPVC double glazed door opening to side aspect

Kitchen

9' 10" x 9' (3.00m x 2.74m)

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, space for an electric cooker, stainless steel extractor hood, space and plumbing for washing machine, space for under counter fridge, radiator, storage cupboard, UPVC double glazed windows to the side aspect.

Bedroom 1

10' 11" x 10' 1" (3.33m x 3.07m)

Carpet flooring, radiator, built-in wardrobe storage, UPVC double glazed window to rear aspect.

Bedroom 2

9' x 7' 11" (2.74m x 2.41m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Suite comprising low level w.c, hand wash basin, panelled bath mixer taps and hand held shower attachment, tiled walls, UPVC double glazed window to the side aspect.

Outside

The property is approached via a long driveway, which provides off-road parking and access to the car port with gated access leading into the rear garden. To the front of the property there is a well-manicured lawned garden area with established plant and shrub beds.

The rear garden is laid mainly to lawn with established and well manicured plant and shrub boarders. A patio provides a seating area.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Longfields, Swaffham

- Lovely 2 double bedroom detached bungalow
- Presented in very good order throughout
- Lounge with inset wood burner
- Enclosed rear garden with a good degree of privacy
- Long driveway providing off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£250,000



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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons and at the traffic lights, bear left onto Station Road. Continue, taking the next right hand turn onto Sporle Road and proceed past the community hospital, at the junction continue on Sporle Road, taking the first right hand turn onto Longfields, the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
SFM109986 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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