



**Whitsands Road, Swaffham, PE37 7BY**

**CHAIN FREE!**

Very well presented, detached three bedroom chalet style house situated within easy reach of Swaffham town centre. This fantastic property offers two reception rooms, kitchen/breakfast room, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

**Offers in the Region of £325,000 Freehold**





Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this very well presented detached chalet style three bedroom house. This fabulous property offers two reception rooms, kitchen/breakfast room, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, study, cloakroom with WC, three bedrooms with walk-in wardrobe to bedroom one, family bathroom, garage, gardens, parking, 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

UPVC double glazed entrance door to front, stairs to first floor, radiator.

#### Lounge

**17'3" (5.26m) x 14'5" (4.39m)**  
UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear and side, two radiators.

#### Kitchen/Dining Room

**21'3" (6.48m) x 8'2" (2.49m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, breakfast bar, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, tiled splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window to front and side, two radiators.

#### Study

**8'2" (2.49m) x 8'11" (2.72m)**  
UPVC double glazed window to front wall, mounted gas central heating boiler, radiator.

#### Cloakroom

Hand wash basin, WC, extractor fan.

#### Stairs and Landing

Built-in storage cupboard.

#### Bedroom One

**12'11" (3.94m) x 14'5" (4.39m)**  
Walk-in wardrobe, UPVC double glazed window to rear, Velux double glazed roof window, sloping ceilings, two radiators.

#### Bedroom Two

**12'8" (3.86m) x 8'11" (2.72m)**  
Built-in storage cupboard, sloping ceilings, loft access, UPVC double glazed window to front, radiator.

#### Bedroom Three

**11'11" (3.63m) x 9'1" (2.77m)**  
Sloping ceilings, UPVC double glazed window to front, radiator.

#### Bathroom

Suite comprising bath with mixer tap and separate hand shower attachment, hand wash basin, WC, extractor fan, double glazed Velux roof window, radiator.

#### Garage

**18'6" (5.64m) x 10'2" (3.1m)**  
Main up and over door to front, entrance door opening to rear garden.

#### Outside Front

Front garden laid to lawn, driveway providing off-road parking and access to garage, outside lights, outside tap, gated access to rear garden.

#### Rear Garden

Enclosed rear garden laid to lawn, wooden garden shed, outside light, wooden fence to perimeter, gated access to front.

#### Agent's Notes

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

- Detached Chalet Style House
- Three Double Bedrooms and Walk-In Wardrobe
- Two Reception Rooms
- Energy Efficiency Rating TBC
- Gas Central Heating and UPVC Double Glazing
- Available CHAIN FREE!

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.

