

LONGSONS



Flora Road, Swaffham, PE37 8PF

Three bedroom terrace house located on a sought after Barratt Home development, within easy reach of Swaffham town centre. The property is 6 years old with 4 years NHBC guarantee and offers fully equipped kitchen/dining room, en-suite, off-road parking, enclosed garden, GCH and UPVC double glazing.

Price £250,000 Freehold

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Situated on a sought after Barratt Home development within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this three bedroom mid-terrace house. Offering open plan kitchen/dining room, cloakroom, en-suite to bedroom one, family bathroom, fully enclosed garden, countryside views, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, cloakroom, living room, kitchen/dining room, three bedrooms, en-suite to bedroom one, family bathroom, off-road parking, garden, UPVC double glazing and gas central heating, 4 years NHBC guarantee.

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 door to front, radiator, stairs to first floor.

Cloakroom
WC, corner hand wash basin, extractor fan, radiator.

Living Room
16'3" (4.95m) x 12'0" (3.66m)
Understairs storage cupboard, UPVC double glazed window to front, radiator.

Kitchen/Dining Room
15'9" (4.8m) x 11'3" (3.43m)
Range of fitted 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 fan over, integrated fridge/freezer, dishwasher and washing machine, radiator, UPVC double glazed French doors opening to rear garden, with UPVC double glazed windows each side.

Stairs and Landing
Loft access, radiator.

Bedroom One
12'11" (3.94m) x 9'0" (2.74m)
Built-in wardrobes, UPVC double glazed window to front, radiator, door leading to en-suite shower room.

En-Suite Shower Room
Tiled shower cubicle, hand wash basin fitted with cabinet, WC, extractor fan, radiator.

Bedroom Two
9" (0.23m) x 8" (0.2m)
UPVC double glazed window to rear, radiator.

Bedrioom Three
11'4" (3.45m) x 7'0" (2.13m)
UPVC double glazed window to rear, radiator.

Bathroom
Bath with mixer tap and shower attachments over with glass shower screen, hand wash basin, WC, obscured glass UPVC double glazed window to front, radiator.

Outside Front
Path to front door, areas laid to shingle, two off-road parking spaces, external light, far reaching field views.

Rear Garden
Laid mainly to lawn, paved patio seating area, outside tap, external light, gated access to front.

Agent`s Note
EPC rating B85 (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.

- Three Bedroom Mid-terrace House
- Sought After Barratt Home Development
- Four Years NHBC Guarantee Remaining
- Energy Efficiency Rating B85
- Cloakroom, Family Bathroom and En-suite
- UPVC Double Glazing and Gas Central Heating







