

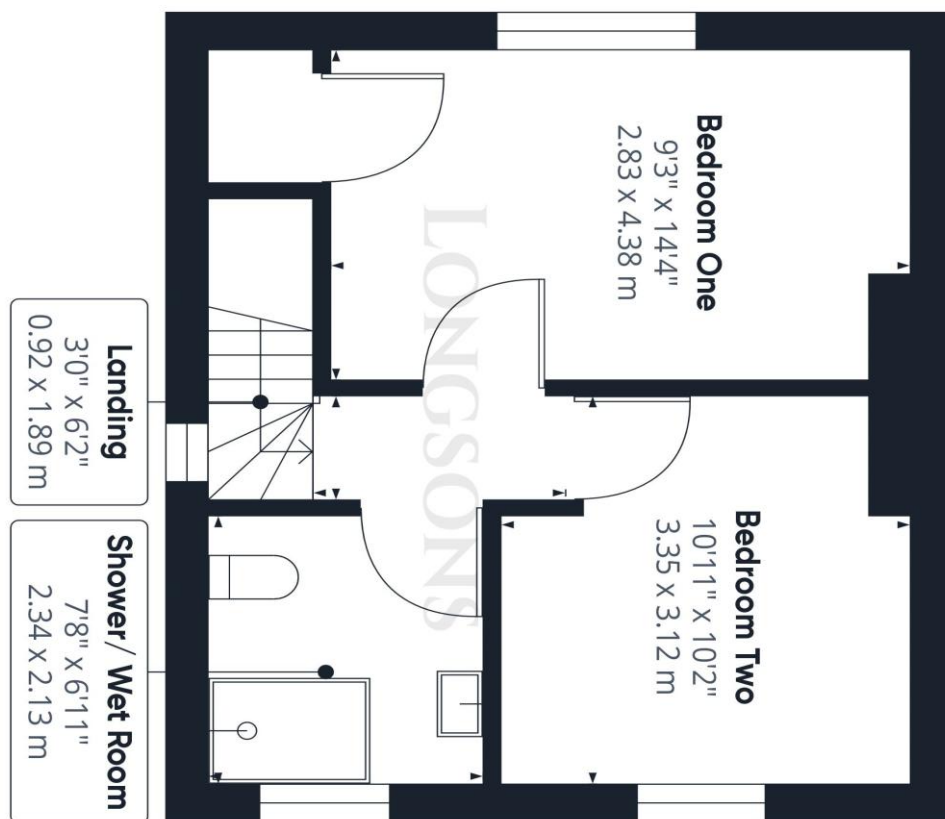
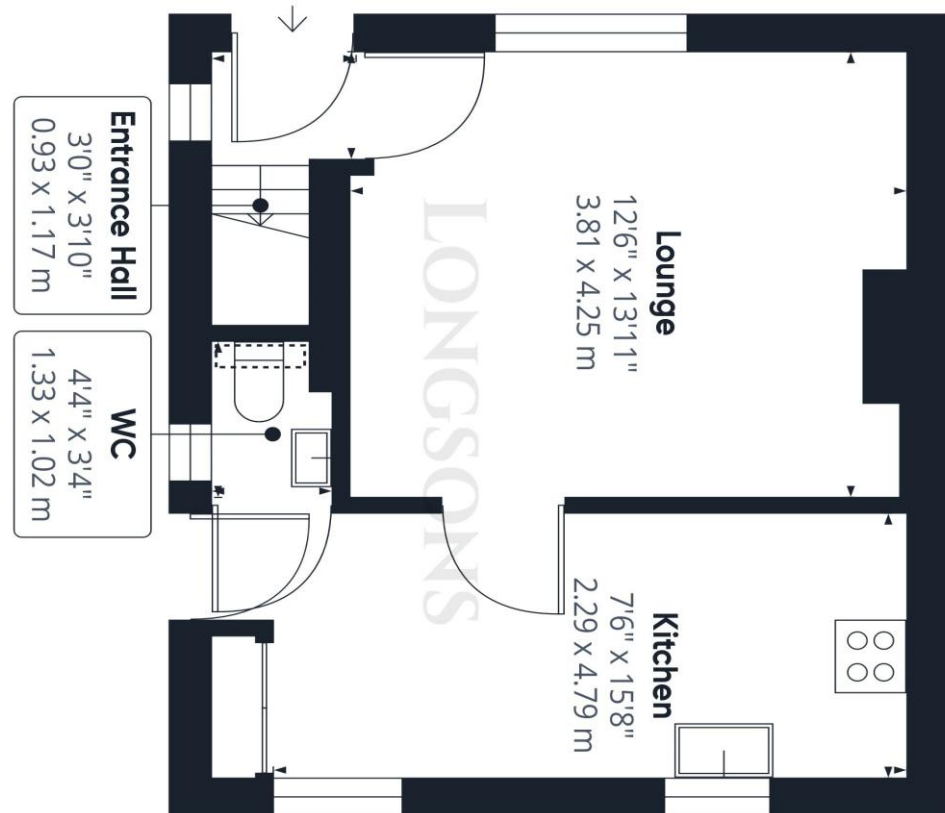


### Pedlars Grove, Swaffham, PE37 7HN

Very well presented, semi-detached two bedroom house conveniently situated within easy reach of Swaffham town centre. The property offers generous gardens, off road parking, recently fitted kitchen, modern shower/wet room, gas central heating and UPVC double glazing.

Viewing highly recommended.

**Offers in Excess of £200,000 Freehold**





three vehicles, outside light, gated access to rear garden.

**Rear Garden**

Good sized rear garden laid to lawn, paved patio seating area, metal garden store/workshop, outside light, outside tap, wooden fence to perimeter, gated access to front. Large purpose built cabin with power and lighting ideal for home office space or similar STPP.

**Agent's Notes**

EPC rating D68 (Full copy available on request)  
 Council tax band A (Own enquiries should be made via Breckland District Council)  
 Please be advised the photographs being used are from our original advertisement and some rooms have cosmetic changes.

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.

- Semi-Detached Two Bedroom House
- Modern Fitted Kitchen
- Shower/Wet Room
- Energy Efficiency Rating D68
- Generous Gardens and Off-Road Parking
- Gas Central Heating and UPVC Double Glazing

Conveniently situated not too far from Swaffham town centre, Longsons are delighted to bring to the market this very well presented semi-detached two bedroom house. The property offers recently fitted modern kitchen, modern shower/wet room, generous gardens, parking, gas central heating and UPVC double glazing.  
 Viewing highly recommended!

is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

**Entrance Hall**

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

**Lounge**

UPVC double glazed window to front aspect, radiator.

**Kitchen**

Recently fitted modern kitchen with units to walls and floor complemented by a work surface over with stainless steel sink unit, mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space for large American style fridge/freezer, built-in cupboard housing gas central heating boiler, tiled splashback, UPVC double glazed entrance door opening

**SWAFFHAM**

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. 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. There

to side aspect, two UPVC double glazed windows to rear.

**Cloakroom**

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

**Stairs and Landing**

Access to loft, UPVC double glazed window to side aspect.

**Bedroom One**

UPVC double glazed window to front aspect, radiator, storage cupboard.

**Bedroom Two**

UPVC double glazed window to rear, radiator.

**Shower/ Wet Room**

Shower with screen, wash basin, WC, shower wall panels, obscure glass UPVC double glazed window to rear aspect, extractor fan, towel radiator.

**Outside Front**

Garden laid to low maintenance shingle providing off road parking for two to

