

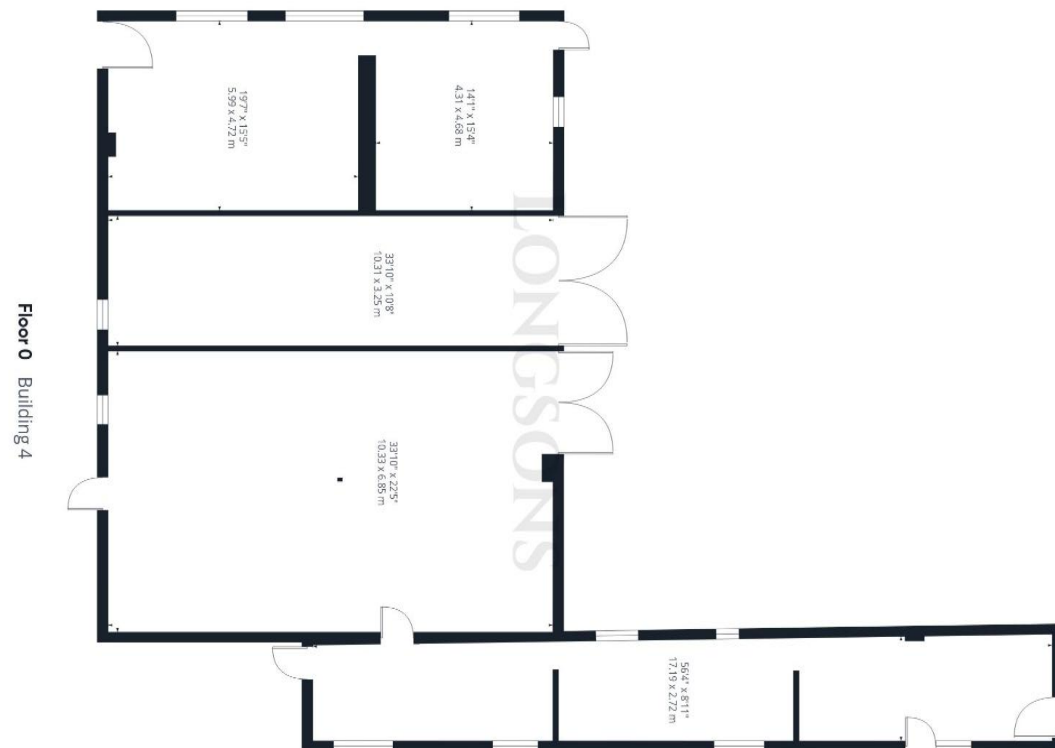
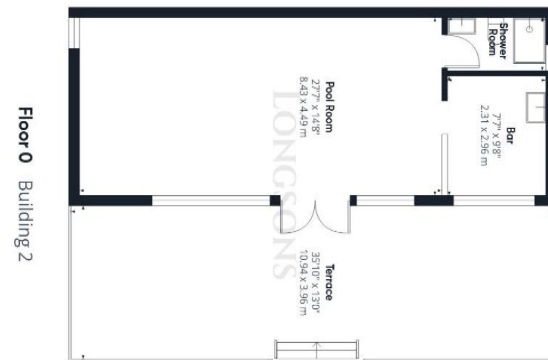


Lynn Road, Swaffham, PE37 7PZ

Large Grounds! Large Workshop! Spacious, very well presented, four bedroom detached bungalow situated on generous grounds of approx 1.7 acres (STMS) with a range of outbuildings of varying sizes, most with electric light and power.

Viewing highly recommended to fully appreciate all that's on offer.

Offers in Excess of £550,000 Freehold





Bedroom Four
9'6" (2.9m) x 9'5" (2.87m)

UPVC double glazed window, radiator.

Bathroom

Four piece suite comprising extra long double ended bath with centrally mounted mixer tap and separate hand shower attachment, walk-in large shower cubicle with rainfall shower head and separate hand shower attachment, hand wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, obscure glass UPVC double glazed window.

Cloakroom

Hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window.

Outside

Large driveway laid to shingle offering parking for numerous vehicles, large front, side and rear gardens laid to lawn with orchard area, further established trees, shrubs and hedges throughout, paved patio seating area, two greenhouses, two brick-built storage sheds, external electric power sockets.

Large Outbuilding/Workshops

Offering numerous potential uses, double doors to two of the workshops offering vehicular access, electric power and light throughout.

Large Timber Outbuilding
27'7" (8.41m) x 14'8" (4.47m)

"The party shed" Main area with log burning stove, space for pool table, lounge area, bar area with stainless steel work surface and hand wash basin with mixer tap, space for upright fridge/freezer. Shower Room - Walk-in shower cubicle, hand wash basin set within fitted cabinet, WC.

Agent's Note

EPC rating D58 (Full copy available on request)

Council tax band D (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.

- Spacious Detached Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating- D58
- Grounds Approaching 1.7 acres (STMS)
- Seven Outbuildings Including the "Party Shed"
- Parking for Numerous Vehicles
- Versatile Accommodation

Conveniently situated just off the A47 on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented detached four bedroom bungalow. The property offers large grounds and gardens totalling approx 1.7 acres (STMS) two reception rooms, conservatory, large outbuildings/workshops/offices most with electric light and power, party shed, parking for numerous vehicles and much, much, more..!

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers hallway, rear lobby, lounge, dining room, conservatory, kitchen, utility room, four double bedrooms, bathroom, cloakroom with WC, large gardens, parking for numerous vehicles, large outbuildings/workshops, party shed, oil fired central heating, and UPVC double glazing.

SWAFFHAM
 Swaffham is a popular Norfolk market town with a good selection of shops and restaurants. The town is well catered

for with local supermarkets, an excellent Saturday market, three doctors surgeries and free parking throughout the town. There is easy access to the A47 with Kings Lynn approximately 15 miles and the city of Norwich approximately 30 miles, with excellent bus services to local villages and surrounding towns and villages.

Hallway

Built-in storage cupboard, loft access, radiator.

Rear Lobby

UPVC double glazed entrance door.

Kitchen

16'8" (5.08m) Max x 12'9" (3.89m)
 Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and induction hob with extractor hood over, space for large American style fridge/freezer, built-in pantry, tiled splashback, UPVC double glazed window, radiator.

Utility Room

9'5" (2.87m) x 5'6" (1.68m)
 UPVC double glazed entrance door to front, fitted kitchen units to walls and

floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window.

Lounge

18'8" (5.69m) x 14'8" (4.47m)

Feature open fireplace, archway opening through to dining room, UPVC double glazed window, double glazed sliding patio doors opening to conservatory, radiator.

Dining Room

11'10" (3.61m) x 10'2" (3.1m)

UPVC double glazed window, radiator.

Conservatory

12'9" (3.89m) x 7'4" (2.24m)

UPVC double glazed conservatory, sliding patio doors, electric power.

Bedroom One

13'9" (4.19m) x 11'11" (3.63m)

Fitted wardrobes, UPVC double glazed window, radiator.

Bedroom Two

11'10" (3.61m) x 9'0" (2.74m)

UPVC double glazed window, radiator.

Bedroom Three

12'11" (3.94m) x 8'4" (2.54m)

UPVC double glazed window, radiator.

