

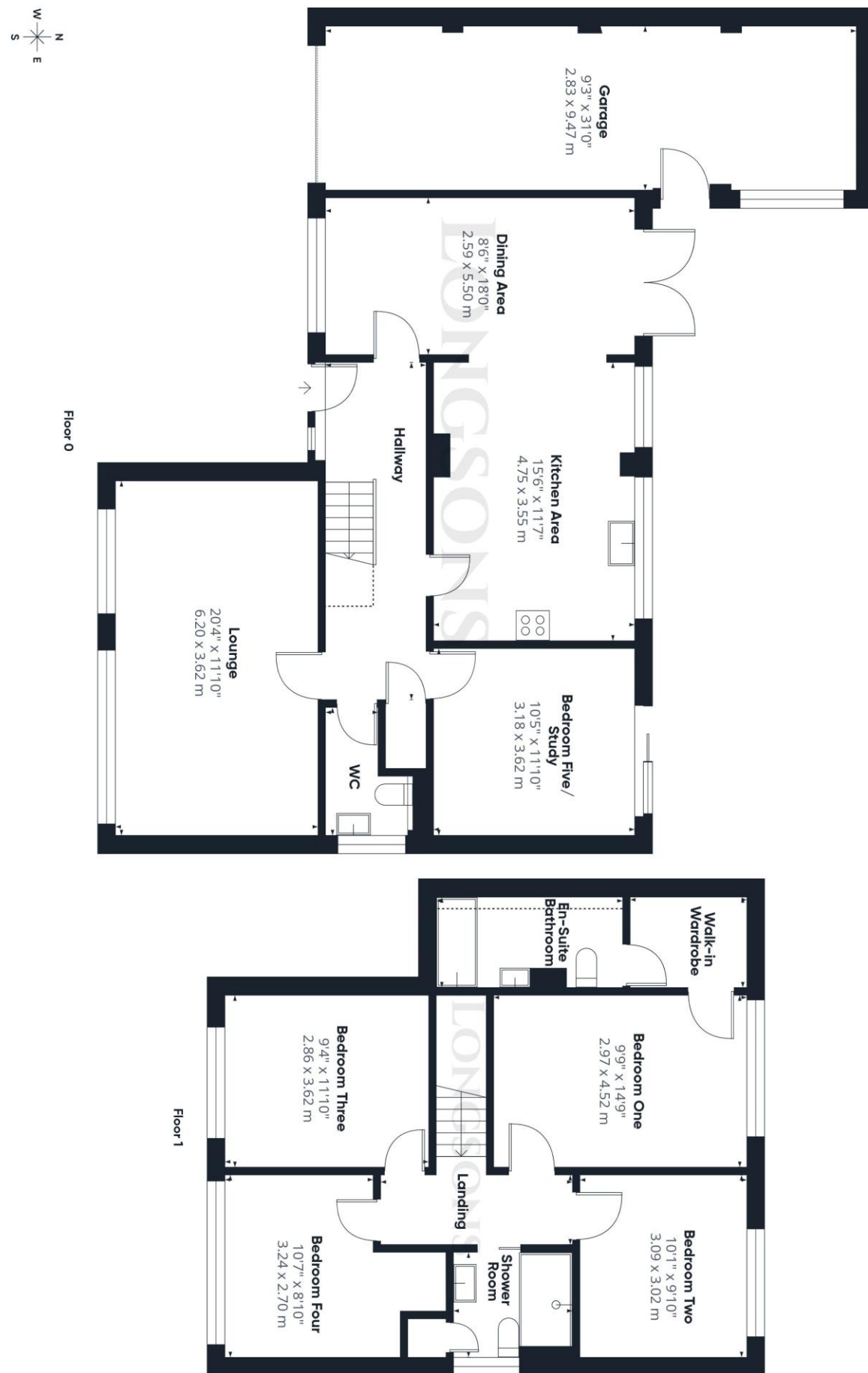


## 61 Longfields, Swaffham, PE37 7RJ

Very well presented, spacious detached five bedroom house situated at the end of a cul-de-sac in the market town of Swaffham. This fantastic property has much to offer including two reception rooms, en-suite, cloakroom, garage, parking, gardens, GCH and UPVC double glazing.

Viewing recommended!

**Guide Price £375,000 - £390,000 Freehold**





**Bedroom Two**  
**10'1" (3.07m) x 9'10" (3m)**  
 UPVC double glazed window to rear, enjoying far reaching countryside views, radiator.

**Bedroom Three**  
**11'10" (3.61m) x 9'4" (2.84m)**  
 UPVC double glazed window to front, radiator.

**Bedroom Four**  
**10'7" (3.23m) x 8'10" (2.69m)**  
 UPVC double glazed window to front, radiator.

**Shower Room**  
 Large shower cubicle with wall mounted water controls, rainfall shower head over and a separate hand shower attachments, large hand wash basin set within fitted cabinet, WC, towel radiator, built-in storage cupboard, tiled splashback, obscure glass UPVC double glazed window to side.

**Garage**  
**31'0" (9.45m) x 9'3" (2.82m)**  
 Main up and over door to front, entrance door opening to rear garden, space and plumbing for washing machine, electric power and light.

**Outside Front**  
 Sizable front garden laid to lawn, driveway providing off-road parking, hedge to perimeter, outside light, gated access to side and rear garden.

**Rear Garden**  
 Enclosed rear garden laid to lawn, two wooden decked seating areas, external power sockets, outside lights, wooden fence and hedge to perimeter.

**Side Garden**  
 Enclosed side garden - a blank canvas ready for landscaping, wooden fence to perimeter, gated access to front.

**Agent's Note**  
 EPC rating D65 (Full copy available on request)  
 Council tax band E (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 Five Bedroom House
- Cul-De-Sac Location with Far Reaching Countryside Views
- Two Reception Rooms
- Energy Efficiency Rating
- Cloakroom, Shower Room and En-Suite Bathroom
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

Situated towards the end of a cul-de-sac in the market town of Swaffham, Longsons are delighted to bring to the market this very well presented spacious detached five bedroom home. This superb property has much to offer and includes two reception rooms, en-suite bathroom, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

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.

fridge/freezer, UPVC double glazed window to rear.

**Dining Area**  
**18'0" (5.49m) x 8'6" (2.59m)**  
 UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, two radiators.

**Cloakroom**  
 Hand wash basin and WC both set within fitted cabinets, obscure glass UPVC double glazed window to side, radiator.

**Bedroom Five/Study**  
**11'10" (3.61m) x 10'5" (3.18m)**  
 UPVC double glazed sliding patio door opening to rear garden, radiator.

**Stairs and Landing**  
 Loft access, radiator.

**Bedroom One**  
**14'9" (4.5m) x 9'9" (2.97m)**  
 UPVC double glazed window to rear enjoying far reaching countryside views, wall mounted air conditioning unit, door to walk-in wardrobe and en-suite bathroom.

**En-Suite Bathroom**  
 Bath with shower over, hand wash basin set within fitted cabinet, WC, sloping ceilings, extractor fan.

Viewing highly recommended.

**Entrance Hall**  
 Composite entrance door to front, stairs to first floor, built-in cupboard housing hot water cylinder, radiator.

**Lounge**  
**20'4" (6.2m) x 11'10" (3.61m)**  
 UPVC double glazed window to front, two radiators.

**Kitchen Area**  
**15'6" (4.72m) x 11'7" (3.53m)**  
 Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, range of integrated appliances including electric oven and grill, combi microwave oven, wine chiller, dishwasher, ceramic hob with extractor hood over, space for upright

**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

