



## CourtfIELDS, Swaffham, PE37 7ET

CHAIN FREE!

Well presented detached two bedroom bungalow situated within easy reach of Swaffham town centre. The property offers garage, low maintenance gardens, ample parking, gas central heating and UPVC double glazing.

Viewing recommended!

**Price £270,000 Freehold**





### Outside FRont

Brickweave driveway leading to garage and providing ample off-road parking, decorative shingled area, walled perimeter, gated access to rear garden.

### Garage

Up and over door to front, personnel door to conservatory.

### Rear Garden

Low maintenance rear garden mainly laid to brickweave with decorative circular beds, established trees to borders, wooden shed, wooden summer house, wooden fence to perimeter, gated access to front.

### Agent's Note

EPC rating D-65 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Two Bedroom Bungalow
- Popular Location
- Low Maintenance Gardens
- Energy Efficiency Rating D-65
- Garage and Parking
- 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.

Situated within easy reach of Swaffham town centre Longsons are delighted to bring to the market this well presented, detached two bedroom bungalow. The property offers conservatory, garage, ample parking, low maintenance gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, entrance hall, lounge, kitchen, wet room, two bedrooms, garage, parking, gardens, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

### 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 Porch

UPVC entrance porch with UPVC double glazed door to front, and floor length UPVC double glazed window to side.

### Entrance Hall

Glazed door to front, loft access, radiator.

### Lounge

Feature fireplace with inset gas fire, UPVC double glazed window to front, two radiators.

### Kitchen

Range of fitted units to walls and floor, work surface over, ceramic sink unit with mixer tap and drainer, tiled splashbacks, fitted electric oven with space above for microwave, electric hob with extractor fan over, integrated fridge and freezer, UPVC double glazed window to rear, radiator.

### Conservatory

UPVC double glazed conservatory, tiles to floor, personnel door to garage, radiator.

### Bedroom One

Fitted wardrobes, UPVC double glazed window to rear, radiator.

### Bedroom Two

UPVC double glazed window to front, radiator.

### Wet Room

Shower area, WC, hand wash basin, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to rear.

