

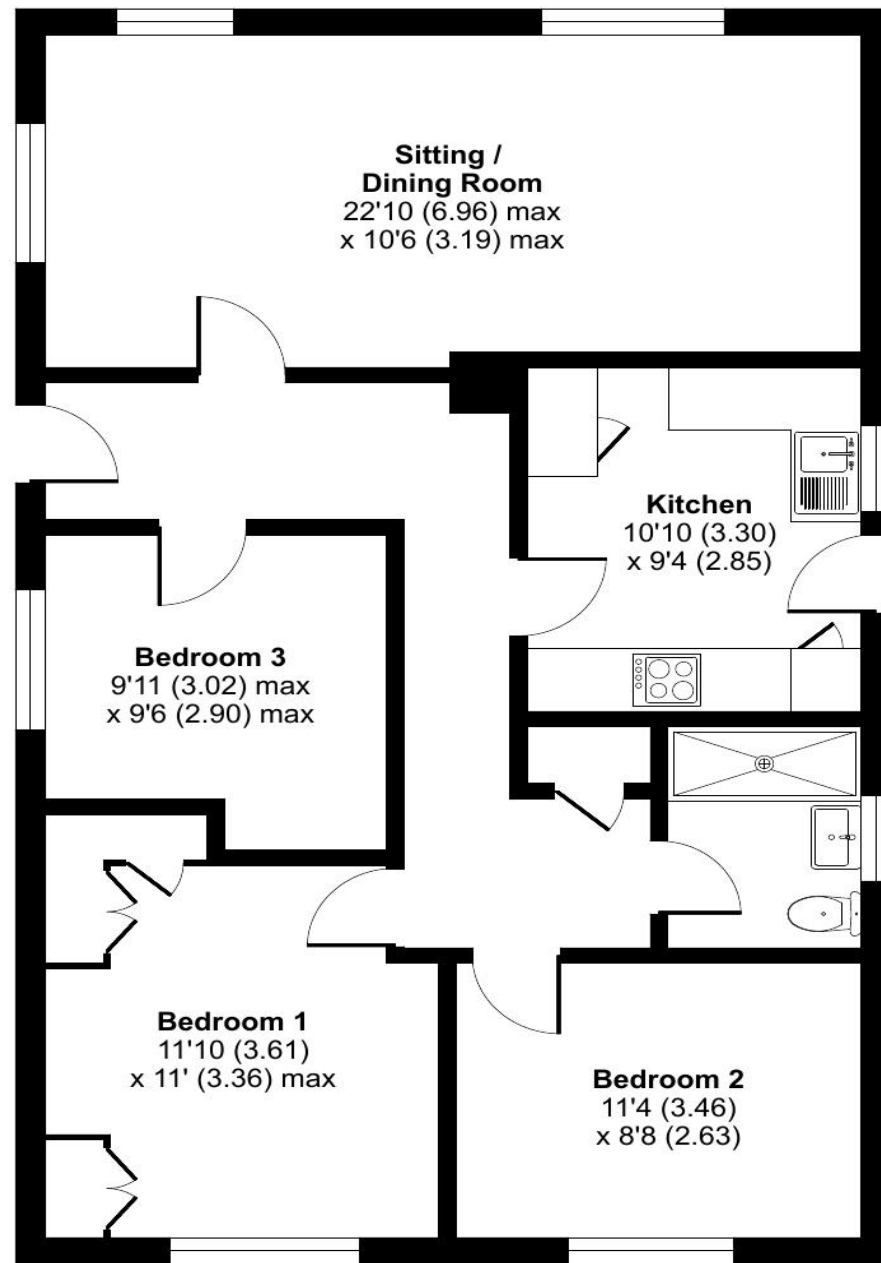
Southlands, Swaffham, PE37

Approximate Area = 865 sq ft / 80.3 sq m

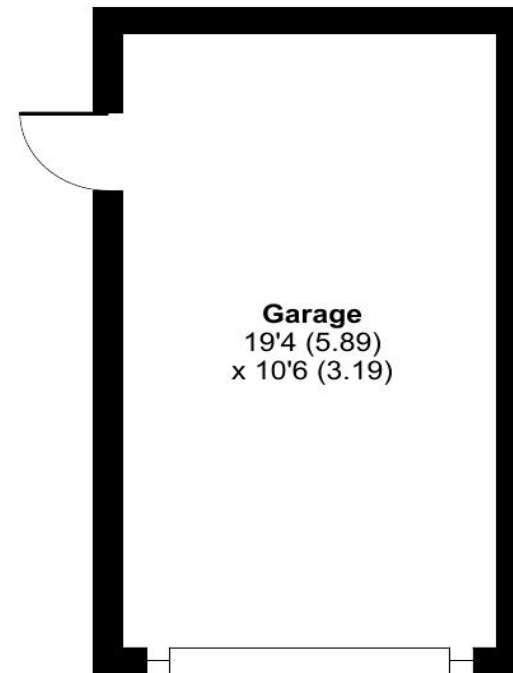
Garage = 202 sq ft / 18.7 sq m

Total = 1067 sq ft / 99 sq m

For identification only - Not to scale



GROUND FLOOR



Southlands, Swaffham, PE37 7PF

CHAIN FREE!

Well presented, detached three bedroom bungalow situated on the popular Southlands development in Swaffham. The property benefits include garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

Price £270,000 Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1355662



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Shower Room

Large double shower cubicle, wash basin and WC both set within fitted cabinets, towel radiator, tiled walls, obscure glass UPVC double glazed window to side.

Garage

19'4" (5.89m) x 10'6" (3.2m)

Main up and over door to front, entrance door opening to rear garden, UPVC double glazed window to rear, electric light and power.

Outside Front

Front garden laid to lawn, shrubs to borders, driveway laid to block paving providing off-road parking, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, wooden garden shed, outside tap, outside lights, wooden fence to perimeter, gated access to front.

Agent's notes

EPC rating C72 (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.

- Detached Three Bedroom Bungalow
- Very Well Presented
- Garage, Parking and Gardens
- Energy Efficiency Rating C72
- Gas Central Heating and UPVC Double Glazing
- Offered CHAIN FREE!

Situated on the popular Southlands development, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow.

The property benefits include garage, parking, gardens, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended!

Briefly, the property offers entrance hall, sitting/dining room, kitchen, three bedrooms, shower room, garage, gardens, parking, gas central heating and UPVC double glazing.

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

UPVC double glazed entrance door to front, built-in storage cupboard, loft access, radiator.

Sitting/Dining Room

22'10" (6.96m) x 10'6" (3.2m)

UPVC double glazed window to front and side, fireplace with inset live flame gas fire, two radiators.

Kitchen

10'10" (3.3m) x 9'4" (2.84m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, built-in cupboard housing modern gas central heating boiler, built-in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window to side.

Bedroom One

11'10" (3.61m) x 11'0" (3.35m)

Fitted wardrobes, UPVC double glazed window to rear radiator.

Bedroom Two

11'4" (3.45m) x 8'8" (2.64m)

UPVC double glazed window to rear.

Bedroom Three

9'11" (3.02m) x 9'6" (2.9m)

UPVC double glazed window to front, radiator.

