



Courtfields, Swaffham, PE37 7ET

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

CHAIN FREE!

Price £240,000 Freehold





Outside Front

Low maintenance front garden laid to shingle, driveway to garage door with parking for several vehicles, step and metal railing to side door, gated access to driveway and rear garden.

Rear Garden

Low maintenance rear garden laid to shingle, paved patio seating area, wooden potting shed, small wooden storage shed, shrubs and plants to beds and borders, gated access to front.

Agents Note

Please note photographs are from our original advertisement pre-tenancy commencement in 2021 so some appearances may vary slightly.

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.

EPC rating E (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Two Bedrooms
- Garage & Off Road Parking
- Energy Efficiency Rating E43
- Shower/Wet Room
- Gas Central Heating
- UPVC Double Glazing
- Close to Town Centre

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 garage, parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen, shower/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 Hall

UPVC double glazed entrance door to front aspect, built in cupboard housing combi boiler, built in storage cupboard, loft access, radiator.

Lounge

16'4" (4.98m) x 11'10" (3.61m)
Fireplace with inset electric fire, UPVC double glazed window to front aspect, radiator.

Kitchen

10'6" (3.2m) x 9'5" (2.87m)
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integral

ceramic hob with extractor hood over, integral Bosch electric oven, space and plumbing for washing machine, space for slimline fridge/freezer, fully tiled walls, entrance door opening to side aspect, UPVC double glazed window to side aspect.

Bedroom One

10'4" (3.15m) x 9'11" (3.02m)
UPVC double glazed window to rear aspect, radiator.

Bedroom Two

13'2" (4.01m) x 9'5" (2.87m)
UPVC double glazed window to rear aspect, radiator.

Shower/ Wet Room

Wash basin, WC, wall mounted shower with shower curtain, fully waterproofed floor, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to front aspect, extractor fan.

Garage

16'11" (5.16m) x 8'5" (2.57m)
Main up and over door to front aspect, window to rear aspect, electric light and power.

