



Drake Gardens, Swaffham, PE37 8GN

Very well presented modern mid-terrace three bedroom house. This fantastic property offers open plan living to the ground floor, cloak room with WC, utility cupboard, allocated parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

Price £235,000 Freehold





WC, towel radiator, obscure glass UPVC double glazed window to rear.

Outside Front

Small low maintenance front garden laid to slate chippings, outside lights, two allocated parking spaces.

Rear Garden

Fully enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, outside tap, gated access to rear.

Agent's Note 2

Current owners have a 75% share in the house, the remaining 25% is available to purchase through Saffron Housing immediately under normal purchase guidelines. Alternatively 75% can be purchased through Saffron Housing, if this option is chosen any purchaser will need to show a need for affordable housing, for example a first time buyer or buyers who would not otherwise be able to afford to purchase on the open market, be registered with Help to Buy and approved by Saffron Housing.

Agent's Note 1

EPC rating B85 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Mid-Terrace House
- Three Bedrooms
- Modern Open Plan Kitchen/Dining Room with Integrated Appliances
- Energy Efficiency Rating B48
- Cloakroom and Family Bathroom
- Fully Enclosed Garden and Two Allocated Parking Spaces
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

Situated on a popular development just on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented modern three bedroom mid-terrace home. This superb property offers open plan living to the ground floor, cloakroom with WC, allocated parking for two vehicles, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Briefly the property offers entrance hall, open plan lounge/kitchen/dining room, cloakroom with WC, three bedrooms, bathroom, gardens, allocated parking for two vehicles, gas central heating and UPVC double glazing.

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an

excellent Saturday market, three doctors' surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Composite entrance door to front, built-in storage cupboard with double doors, radiator.

Lounge
18'11" (5.77m) Max x 16'6" (5.03m) Max

Stairs to first floor, under stair storage cupboard, UPVC double glazed window to front, radiator.

Cloakroom

Hand wash basin, WC, radiator, extractor fan.

Kitchen/Dining Room
10'10" (3.3m) x 16'6" (5.03m)

Modern 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, gas hob and extractor hood over, utility cupboard with space and plumbing for washing machine and dishwasher, UPVC double glazed French doors opening to rear garden, radiator.

Stairs and Landing

Built-in storage cupboard with double doors, built-in cupboard housing gas central heating boiler, loft access.

Bedroom One
16'2" (4.93m) Max x 9'1" (2.77m) Max

UPVC double glazed window to front, radiator.

Bedroom Two
13'8" (4.17m) Max x 9'1" (2.77m) Max

UPVC double glazed window to rear, radiator.

Bedroom Three
9'4" (2.84m) x 7'0" (2.13m)

UPVC double glazed window to front, radiator.

Bathroom

Suite comprising bath with shower over and shower screen, hand wash basin,

