



Nelson Crescent, Swaffham, PE37 7TB

Very well presented, three bedroom link detached family home with a flexible layout and far reaching field views to the side. The property offers two reception rooms, study and utility space, modern kitchen and bathroom with the potential to further improve.

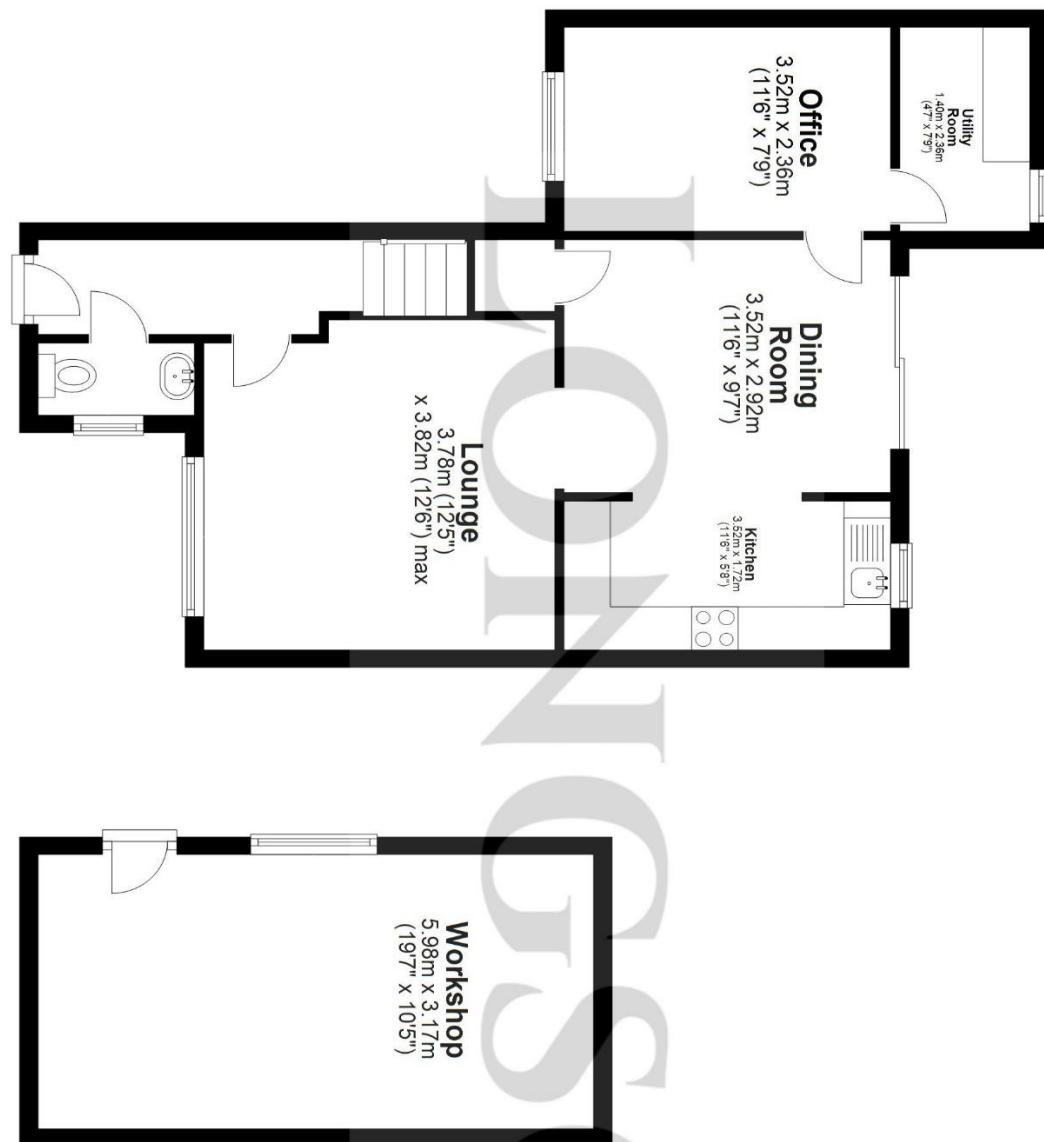
Price £299,995 Freehold



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

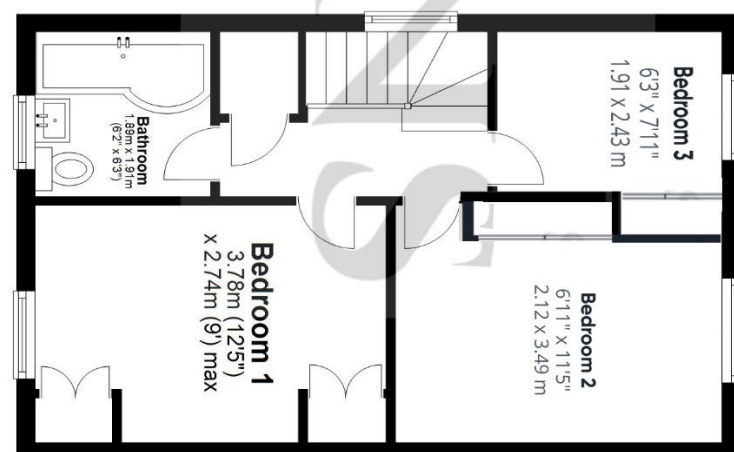
Ground Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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Situated with far reaching field views to the side on the popular Heathlands development, Longsons are delighted to bring to the market this very well presented, link detached three bedroom family home. The property offers two reception rooms, study and utility space, modern kitchen and bathroom, parking, gardens, large workshop with power and lighting, cloakroom with WC, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, study, utility room, cloakroom with WC, three bedrooms, bathroom, gardens, parking, 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 surgery's, 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

UPVC double glazed entrance door to front, stairs to first floor, laminate flooring, radiator.

Lounge

12'5" (3.78m) x 12'6" (3.81m) Max
UPVC double glazed window to front aspect, radiator, opening through to dining room.

Dining Room

11'6" (3.51m) x 9'7" (2.92m)
Understairs storage cupboard, tiles to floor, UPVC double glazed sliding

doors opening to rear garden, opening through to kitchen.

Kitchen

11'6" (3.51m) x 5'8" (1.73m)
Fitted kitchen units to wall and floor, worksurface over, composite sink unit with mixer tap and drainer, space for cooker with extractor hood over, space for tall upright fridge/freezer, UPVC double glazed window to rear aspect, tiled splashback, tiles to floor.

Office

11'6" (3.51m) x 7'9" (2.36m)
Formally the garage converted by the current vendor, UPVC double glazed window to front aspect, radiator.

Utility Room

4'7" (1.4m) x 7'9" (2.36m)
Fitted kitchen units to wall and floor, worksurface over, space and plumbing for washing machine, space for tumble dryer, radiator, UPVC double glazed window to rear aspect.

Cloakroom

Wash basin set within fitted cabinet, WC, tiled splashback, radiator,

laminate flooring, obscure glass UPVC double glazed window to side aspect.

Stairs & Landing

UPVC double glazed window to side aspect, cupboard housing gas central heating combi boiler, loft access with loft ladder.

Bedroom One

12'5" (3.78m) x 9'0" (2.74m) Max
UPVC double glazed window to front aspect, radiator, built in wardrobes with bedside tables.

Bedroom Two

11'5" (3.48m) x 6'11" (2.11m)
UPVC double glazed window to rear aspect, radiator. built in wardrobes.

Bedroom Three

7'11" (2.41m) x 6'3" (1.91m)
UPVC double glazed window to rear aspect, radiator, built in wardrobes

Bathroom

6'2" (1.88m) x 6'3" (1.91m)
Modern bathroom suite comprising; P-shaped bath with shower over and

shower screen, wash basin, WC, towel radiator, tiled walls, vinyl flooring, built in storage under the bath, obscure glass UPVC double glazed window to front aspect, extractor fan.

Outside Front

Low maintenance with tarmac driveway, hard area of decorative stone, raised flower beds, concrete path and gated access to side and rear.

Rear & Side Garden

Rear garden laid to lawn, bespoke garden pergola with covered roof, access to side where you can find a timber workshop accessed via a UPVC double glazed door, window with power and lighting and electric radiator. There will also be the addition of a raised decked area.

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.

• Link Detached House

• Three Bedrooms

• Lounge & Dining Room

• Modern Kitchen & Bathroom

• Gardens with Workshop & Parking

• Gas Central Heating

• Popular Location with Field Views to the Side

