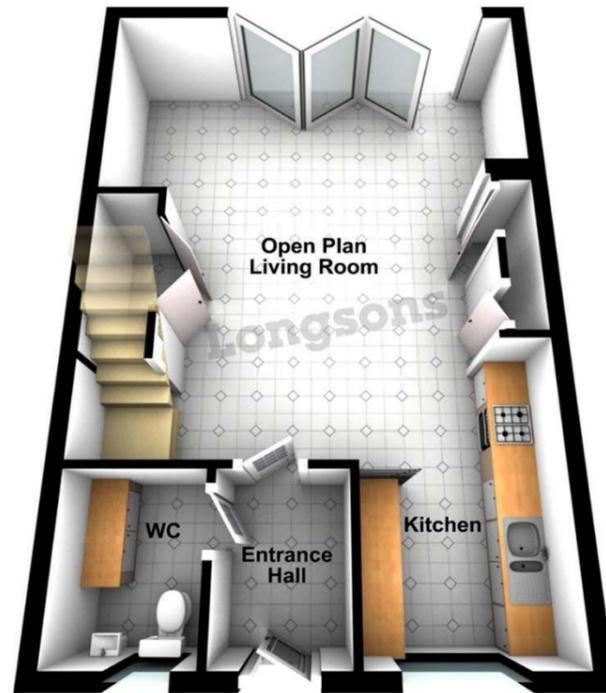


Ground Floor



First Floor



Kendle Road, Swaffham, PE37 8GT

Very well presented, modern, semi-detached three bedroom house situated on a popular development. This superb property boasts an open plan layout to the ground floor with porcelain tiles to the floor, an en-suite shower room, garden, garage, two parking spaces and cloakroom with WC

Offers in Excess of £260,000 Freehold





Bedroom Two
12'0" (3.66m) Max x 9'11" (3.02m) Max

Fitted wardrobe and chest of drawers, double glazed window to front, radiator.

Bedroom Three
9'4" (2.84m) x 7'4" (2.24m)

Double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising double ended bath with shower over, wall mounted mixer taps and retractable hand shower attachment, wash basin set within vanity unit, WC, towel radiator, extractor fan, tiled splashback, obscure glass double glazed window to front.

Garage

Single garage with up and over main door and parking space to front.

Outside - Front

Small area laid to lawn, shrubs, path to front door.

Rear Garden

Enclosed rear garden, laid to lawn, shrubs and plants to borders, paved patio seating area, outside tap, path to rear gate providing access to garage and two allocated parking spaces.

AGENTS NOTE

Please be advised that photos are from previous advertisement.

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.

- Very Well Presented
- Three Bedrooms
- Semi-detached
- Open Plan Living Area
- Garage and Garden
- En-suite Shower Room
- Two Allocated Parking Spaces
- Gas Central Heating

Situated on a popular development on the outskirts of Swaffham Town, Longsons are delighted to bring to the market this very well presented, modern, semi-detached three bedroom house. This superb property boasts an open plan layout to the ground floor with porcelain tiles to the floor, an en-suite shower room, garden, garage, two parking spaces and cloakroom with WC.

Briefly, the property comprises entrance hall, open plan living and kitchen area, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, garden, garage, two allocated parking spaces, gas central heating and UPVC double glazing

SWAFFHAM
 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

Entrance door to front, radiator, floor laid to porcelanosa tiles, doors to living area and cloakroom.

Open Plan Living area and Kitchen
27'5" (8.36m) Max x 17'7" (5.36m) Max

Modern fitted kitchen units to wall and floor, work surface over, integral fridge/freezer, integral dishwasher, integral electric oven, gas hob with extractor hood over, integral microwave oven, breakfast bar, radiator, recessed spotlights, double glazed window to front.

Understairs cupboard with space and plumbing for washing machine, hot water cylinder and lighting. Lounge area with Bi-folding doors opening to garden, radiator, floor laid to porcelanosa tiles throughout.

Cloakroom

Wash basin, WC, wall units, floor laid to porcelanosa tiles, radiator, obscure glass double glazed window to front.

First Floor Landing

Storage cupboard housing central heating boiler, radiator, access to loft.

Master Bedroom
13'6" (4.11m) To Wardrobe x 9'11" (3.02m) Max

Built-in wardrobe with sliding doors, double glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room

Double shower cubicle, wash basin, WC, towel radiator, built-in storage cupboard, recessed spotlights, extractor fan.

