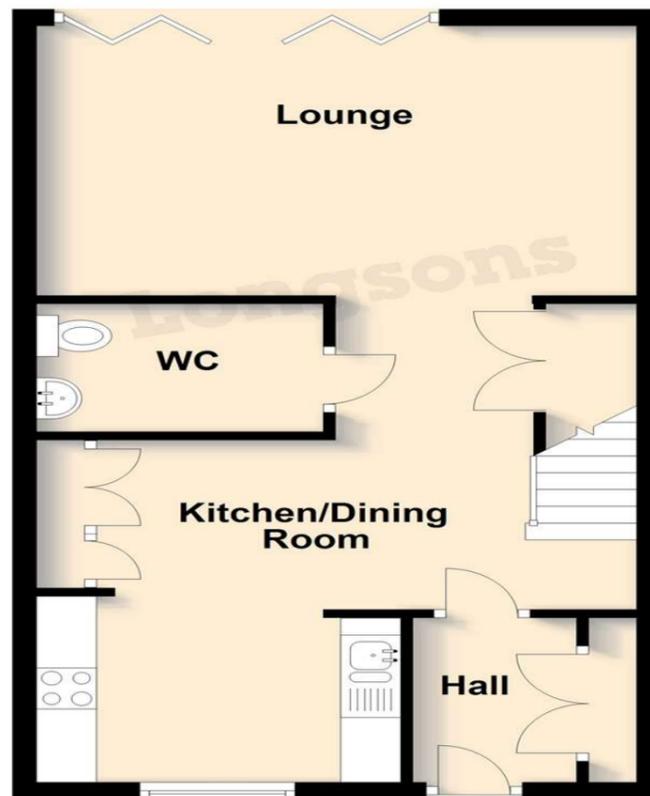
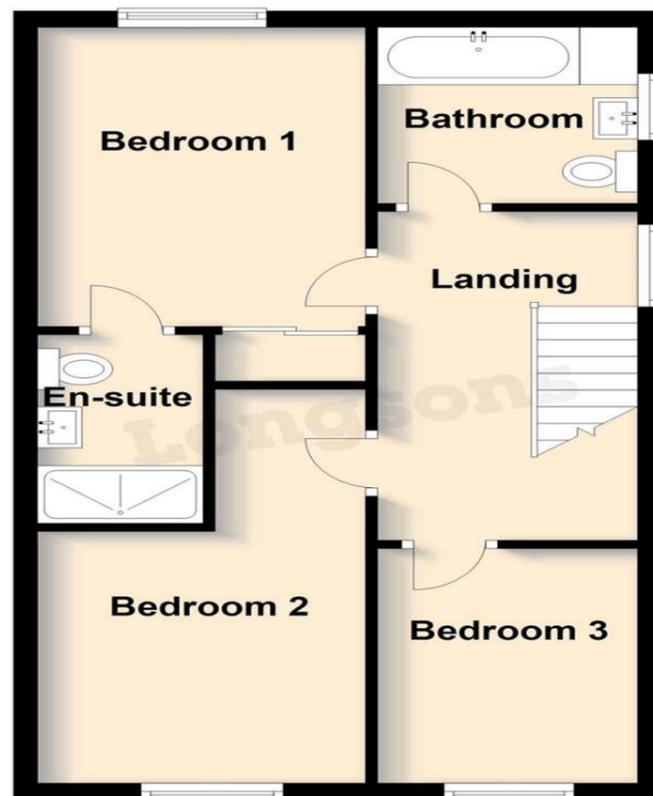


Ground Floor



First Floor



Pollywigggle Drive, Swaffham, PE37 8GJ

Very well presented, modern 3 bedroom semi-detached house situated on the outskirts of Swaffham. This superb property boast open plan living to the ground floor, en-suite shower room, integral appliances to the kitchen, parking, bi-folding doors opening onto the garden and open fields to the rear.

Offers in Excess of £240,000 Freehold





Situated on a popular area on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented modern semi-detached three bedroom house. This superb property boasts open plan living to the ground floor with bi-folding doors opening to the rear garden, integral appliances to the kitchen, cloakroom with WC, en-suite shower room, parking, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers, entrance hall, kitchen/dining area, lounge area, cloakroom, utility cupboard, three bedrooms, en-suite shower room to bedroom one, 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 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 have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

Accommodation

Entrance Hall

Composite entrance door to front, built in storage cupboard, porcelain tiles to floor, radiator.

Lounge Area

16'4" (4.98m) x 10'8" (3.25m)
UPVC double glazed bi-folding doors opening to rear garden, porcelain tiles to floor, radiator.

Open Plan Kitchen/ Dining Room

13'8" (4.17m) Max x 10'0" (3.05m)
Modern fitted kitchen units to wall and floor with work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integral oven, integral microwave, integral gas hob with extractor hood over, integral dishwasher, integral fridge/freezer, porcelain tiles to floor, tiled splashback, UPVC double glazed window to front, utility cupboard with space and plumbing for washing machine, stairs to first floor, radiator.

Cloakroom

Wash basin, WC, porcelain tiles to floor, tiles to two walls, radiator.

Stairs and Landing

UPVC double glazed window to side, built in cupboard with storage and gas central heating boiler, loft access.

Bedroom One

12'0" (3.66m) x 9'0" (2.74m)
UPVC double glazed window to rear with open field views, built in wardrobe with sliding doors, radiator, door to en-suite shower room.

En-suite Shower Room

Double shower cubicle, wash basin, WC, tiled splashback, tiles to floor, towel radiator, extractor fan.

Bedroom Two

10'0" (3.05m) x 9'0" (2.74m)
UPVC double glazed window to front, radiator.

Bedroom Three

9'3" (2.82m) x 7'1" (2.16m)
UPVC double glazed window to front, radiator.

Bathroom

Suite comprising double ended bath with wall mounted water controls and overhead rain forest shower head, retractable hand shower attachment and shower screen, wash basin, WC, tiled splashback, tiles to floor, obscure glass double glazed window to side, towel radiator, extractor fan.

Outside Front

Driveway with parking for 3 to 4 vehicles, gated access to rear garden.

Outside Rear

Enclosed rear garden, paved patio seating area, wooden garden shed, shrubs and plants to raised beds, gated access to front.

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.

- Modern Semi-detached House
- Three Bedrooms
- Very Well Presented
- Open Plan Ground Floor
- Integral Kitchen Appliances
- En-suite Shower Room
- Off Road Parking
- Open Farmland to the Rear

