



Heathlands, Swaffham, PE37 7TG

Fully Refurbished, detached three bedroom house situated on the popular Heathlands area of Swaffham within easy reach of the town centre. The property boasts kitchen/dining room, cloakroom with WC, garage, gardens, gas central heating and UPVC double glazing. Viewing highly recommended!

Price £250,000 Freehold





Situated on the popular Heathlands area of Swaffham, within easy reach of the town centre, Longsons are delighted to bring to the market this very well presented and fully refurbished, detached three bedroom house. The property boasts kitchen/dining room, garage, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

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

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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 and approx

30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Double glazed composite entrance door to front, wood effect laminate to floor, stairs to first floor, radiator

Lounge

12'6" (3.81m) Max x 12'5" (3.78m)
Wood effect laminate to floor, UPVC double glazed window to front, radiator.

Kitchen/Dining Room

15'7" (4.75m) x 11'2" (3.4m)
Fitted kitchen units to wall and floor, worksurface over, composite sink unit with mixer tap and drainer, breakfast bar, integral electric oven with gas hob and extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, integral fridge, tiled splashback, under stairs storage cupboard, UPVC double glazed door opening to rear garden, laminate to floor, radiator, UPVC double glazed windows to rear.

Bathroom

Bathroom suite comprising bath with rainforest style shower and hand shower attachment over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to front, extractor fan.

Garage

17'10" (5.44m) x 8'4" (2.54m)
Up and over main door to front, entrance door to rear, electric power and lights.

Front Garden

Front garden laid to low maintenance shingle, driveway to garage with off road parking.

Rear Garden

Enclosed rear garden, laid to lawn, established shrubs, plants and ornamental trees to beds and borders, paved patio seating area, wooden fence to perimeter.

Agents Note

The photos were taken prior to the current tenants furniture in situ.

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
- Fully Refurbished
- Three Bedrooms
- Link-Detached
- Garage
- Kitchen/Dining Room
- Gardens

