



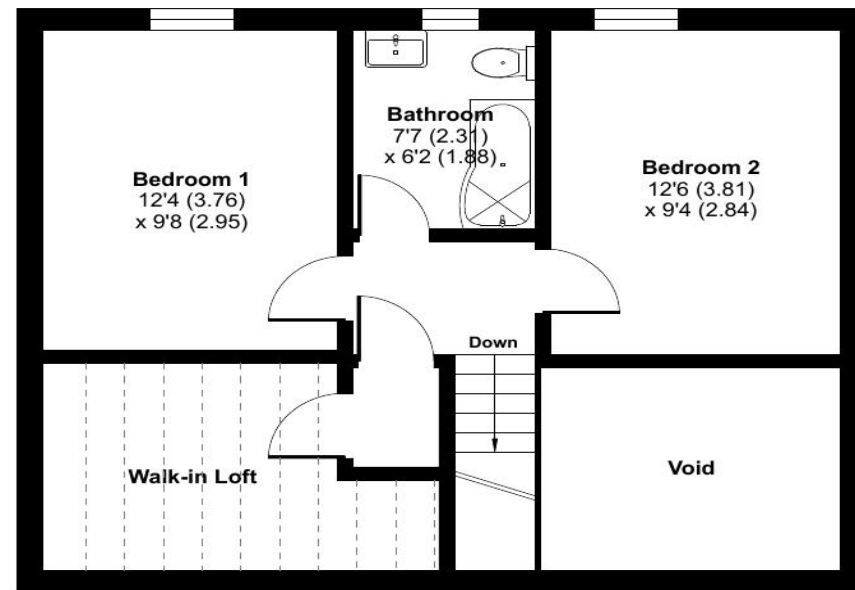
Cygnets Walk, Swaffham, PE37

Approximate Area = 1028 sq ft / 95.5 sq m (excludes void)

Limited Use Area(s) = 100 sq ft / 9.2 sq m

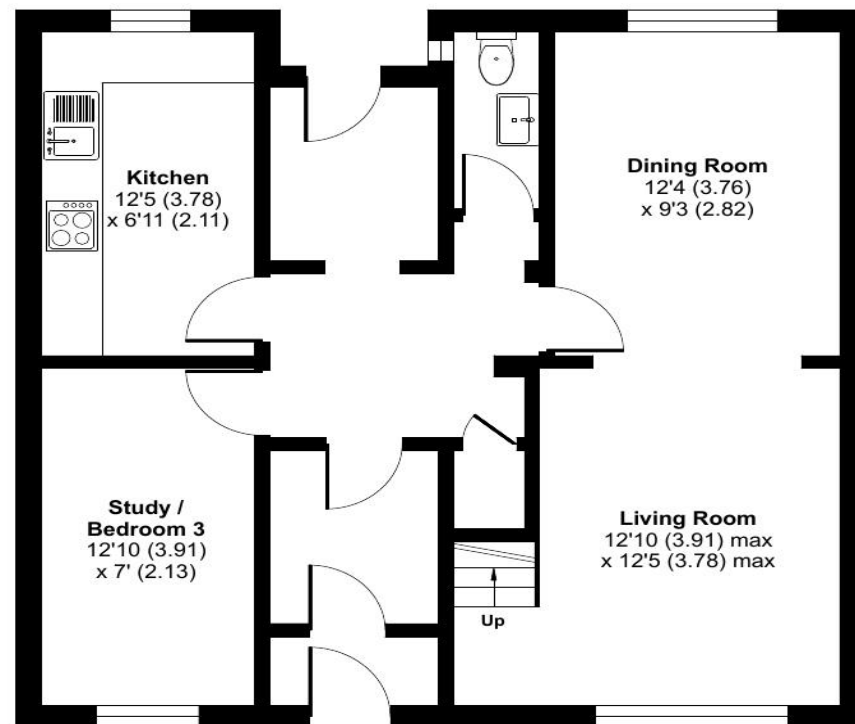
Total = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1102110



Cygnets Walk, Swaffham, PE37 8BZ

Very well presented, three bedroom mid terraced house with a flexible layout situated within easy reach of Swaffham town centre. The property offers modern kitchen and bathroom, front and rear gardens, utility room, UPVC double glazed windows and gas central heating.

Price £220,000 Freehold

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Stairs & Landing

Loft access, built in storage cupboard.

Bedroom One

12'4" (3.76m) x 9'8" (2.95m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Two

12'6" (3.81m) x 9'4" (2.84m)

UPVC double glazed window to rear aspect, radiator.

Bathroom

Modern bathroom comprising; p-shaped bath with rainfall shower head over and hand shower attachment, wash basin, WC, fully tiled walls, tiles to floor, towel radiator, obscure glass UPVC double glazed window to rear aspect.

Outside Front

Fully enclosed well maintained garden laid to shingle and paving, mature holly tree, shrubs and plants to beds, brick and fence to perimeter, parking is available to the front of the property on a first come first served basis.

Rear Garden

Rear garden laid to lawn, two patio seating areas, wooden garden shed, shrubs to beds.

Agent's Notes

EPC rating E67 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Mid Terrace House
- Three Bedrooms
- Flexible Layout
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Gas Central Heating
- UPVC Double Glazing

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented three bedroom mid terrace house. The property offers a flexible layout and includes a modern kitchen and bathroom, cloakroom with WC, front and rear gardens, utility room, UPVC double glazed windows and gas central heating.

Viewing highly advised!

Briefly, the property offers entrance porch, entrance hall, inner hall, lounge, kitchen, dining room/bedroom three, cloakroom with WC, utility room, two bedrooms to first floor, bathroom, front and rear gardens, gas central heating and UPVC double glazed windows.

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 Porch

UPVC double glazed entrance door to front, wooden entrance door to entrance hall.

Entrance Hall

Wooden door through to inner hall.

Inner Hall

Under stairs storage cupboard, radiator.

Cloakroom

WC, wash basin, tiled splashback, obscure glass glazed window to rear aspect.

Kitchen

12'5" (3.78m) x 6'11" (2.11m)

Fitted kitchen units to wall and floor, work surface over, space for under counter fridge/freezer, space and plumbing for dishwasher, wall mounted gas fired combination boiler, space for free standing electric cooker with extractor hood over, UPVC double glazed window to rear aspect, radiator.

Study/Bedroom Three

12'10" (3.91m) x 7'0" (2.13m)

UPVC double glazed window to front aspect, radiator.

Lounge/Dining room

25'2" (7.67m) x 12'5" (3.78m) Max

UPVC double glazed window to front and rear aspects, two radiators, stairs to first floor.

Utility Room

Space and plumbing for washing machine, space for upright fridge/freezer, wooden door opening to rear garden.

