

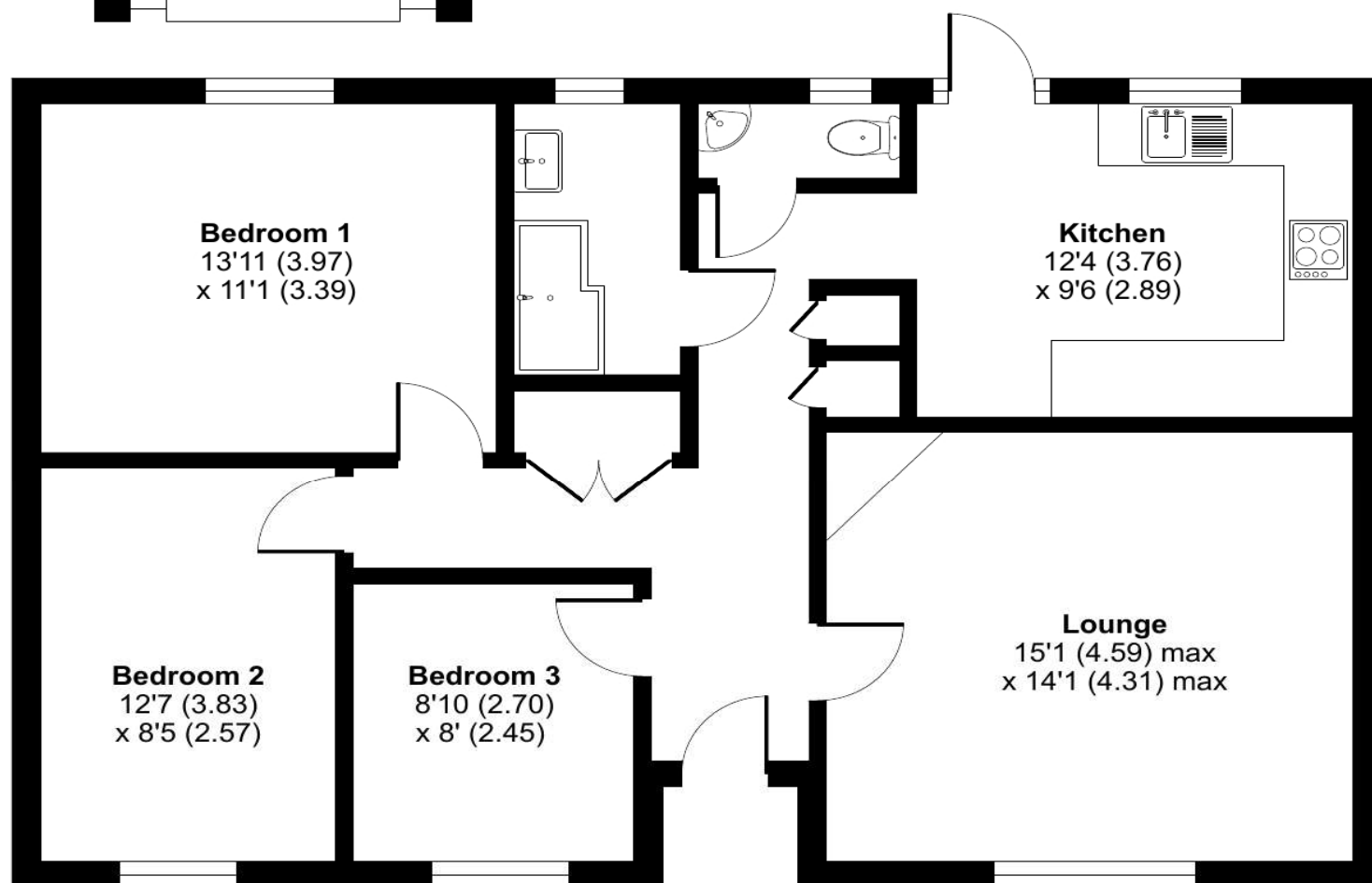
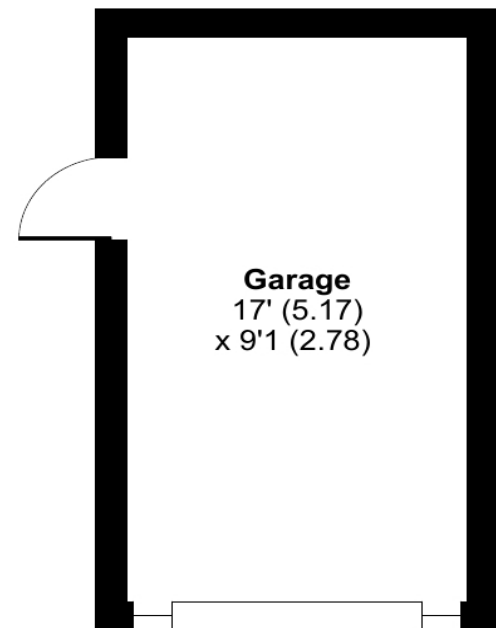
Rollesby Avenue, Swaffham, PE37

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1045 sq ft / 96.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Longsons. REF: 1239051



Rollesby Avenue, Swaffham, PE37 7SH

Extremely well presented, fully updated, detached three bedroom bungalow situated on a popular development on the outskirts of Swaffham. This fantastic property offers garage, parking, low maintenance gardens, modern replacement kitchen and bathroom, gas central heating and UPVC double glazing.

Offers in Excess of £300,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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walls, UPVC double glazed window to rear, tiles to floor.

Cloakroom

Hand wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear.

Garage

17'0" (5.18m) x 9'1" (2.77m)

Remote control motorised roller door to front, UPVC double glazed entrance door to side, electric power and lights.

Outside Front

Low maintenance front garden laid to artificial grass, driveway providing off road parking laid to block paving, path to front door, outside lights, gated access to rear garden.

Rear Garden

Enclosed low maintenance rear garden laid to artificial grass, paved patio seating area, wooden garden shed, shrubs and plants to borders, outside lights, outside tap, gated access to front, wooden fence to perimeter.

Agent's Notes

EPC rating C70 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Well Presented Detached Bungalow
- Three Bedrooms
- Modern Replacement Kitchen and Bathroom
- Energy Efficiency Rating C70
- Gardens, Garage and Parking
- UPVC Double Glazing
- Gas Central Heating

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.

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented, recently updated throughout, detached three bedroom bungalow. This fantastic property offers modern replacement kitchen and bathroom, low maintenance gardens, garage, parking, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen, three bedrooms, bathroom, separate WC, garage, parking, gardens, 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

UPVC double glazed entrance door to front, built-in storage cupboards, one with double doors, loft access, radiator.

Lounge

15'1" (4.6m) Max x 14'1" (4.29m) Max

UPVC double glazed bay window to front, feature fireplace with electric fire, radiator.

Kitchen

12'4" (3.76m) x 9'6" (2.9m)

Modern fitted kitchen units to walls and floor complimented by a work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double Neff electric oven, integrated Neff induction hob with Neff extractor hood over, space and plumbing for dishwasher and washing

machine, space for tall upright fridge/freezer, vertical radiator, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, tiled splashback.

Bedroom One

13'11" (4.24m) x 11'1" (3.38m)

UPVC double glazed window to rear, radiator.

Bedroom Two

12'7" (3.84m) x 8'5" (2.57m)

UPVC double glazed window to front, radiator.

Bedroom Three

8'10" (2.69m) x 8'0" (2.44m)

UPVC double glazed window to front, radiator

Bathroom

Modern bathroom suite comprising 'P' shaped bath with shower over and shower screen, wash basin set within fitted cabinet, towel radiator, fully tiled

