



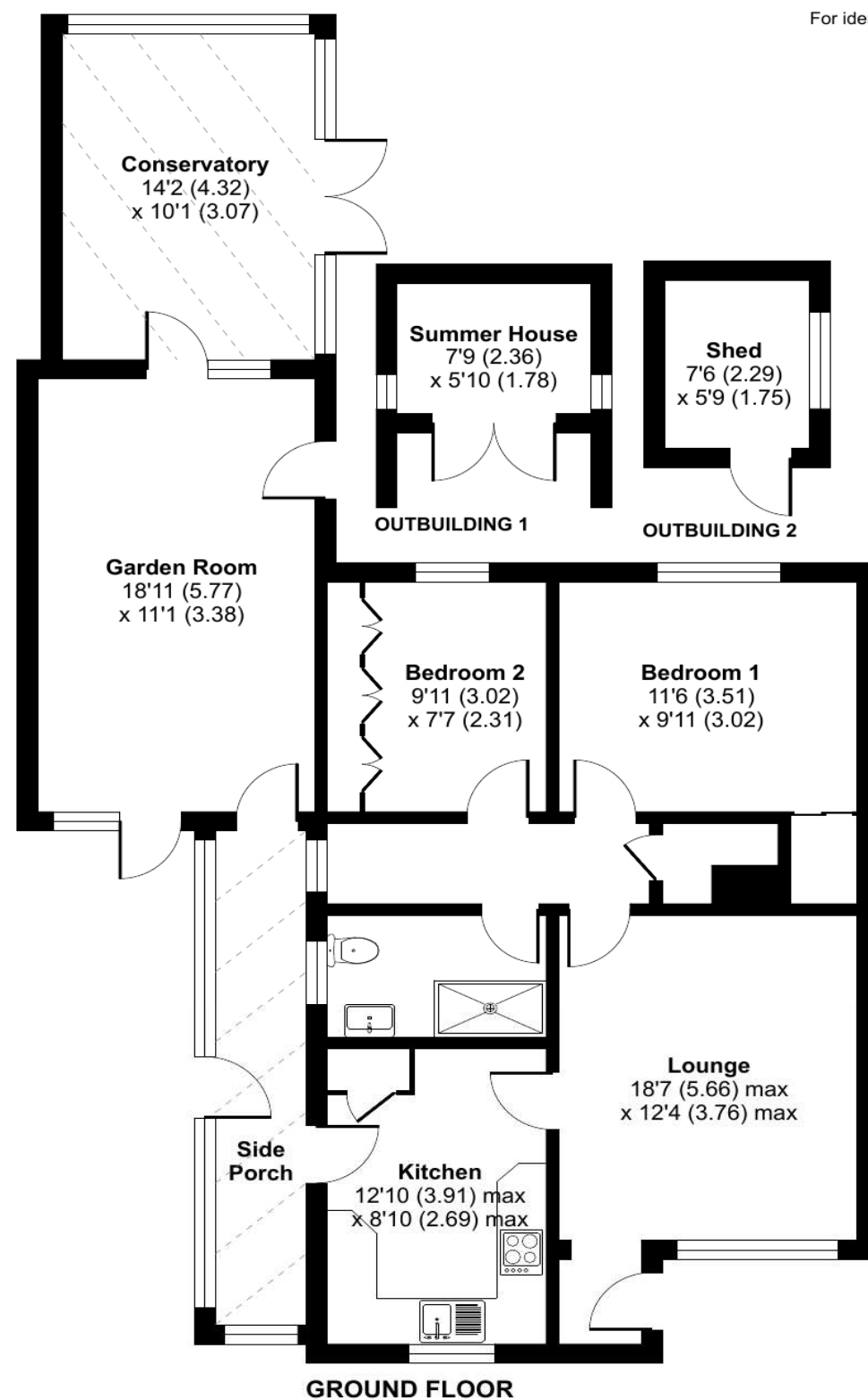
Mount Close, Swaffham, PE37

Approximate Area = 1139 sq ft / 105.8 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



Mount Close, Swaffham, PE37 7NQ

Extremely well presented, spacious link detached two bedroom bungalow conveniently situated on a popular development within easy reach of Swaffham town centre. This fantastic property offers garden room, conservatory, shower room, gas central heating, parking and UPVC double glazing.

Offers in Excess of £270,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1141558



LONGSONS (22/05)

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Situated on a popular development within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this extremely well presented spacious link detached two bedroom bungalow.

This superb property has much to offer and includes modern replacement shower room, garden room and conservatory, low maintenance gardens, modern gas central heating, parking and UPVC double glazing,

Viewing highly recommended to fully appreciate what is on offer.

Briefly, the property offers entrance porch, lounge, kitchen, side porch, garden room, conservatory, inner hall, two bedrooms, shower room, low maintenance gardens, gas central heating and UPVC double glazing.

SWAFFHAM

Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served,

offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Porch

UPVC double glazed entrance door to front aspect, arched opening through to lounge.

Lounge

18'7" (5.66m) Max x 12'4" (3.76m)
UPVC double glazed window to front aspect, radiator.

Kitchen

12'10" (3.91m) x 8'10" (2.69m)

Fitted kitchen units to walls and floor complemented by a work surface over with composite sink unit, mixer tap and drainer, integrated double electric oven with ceramic hob and extractor hood over, integrated washing machine, integrated fridge, built in cupboard housing modern gas central heating boiler, tiled splashback, UPVC double glazed window to front aspect.

Side Porch

UPVC double glazed window to side and front aspect, UPVC double glazed entrance door opening to side aspect.

Garden Room

18'11" (5.77m) x 11'1" (3.38m)

UPVC double glazed entrance door opening to side porch, UPVC double glazed entrance door opening to rear garden, UPVC double glazed windows to front and rear, UPVC double glazed door opening to conservatory, radiator.

Conservatory

14'2" (4.32m) x 10'1" (3.07m)

UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, electric power and lights.

Inner Hall

Built-in storage cupboard, UPVC double glazed window to side aspect, radiator.

Bedroom One

11'6" (3.51m) x 9'11" (3.02m)

Built-in wardrobe, UPVC double glazed window to rear aspect, radiator.

Bedroom Two

9'11" (3.02m) x 7'7" (2.31m)

Fitted double wardrobes, UPVC double glazed window to rear aspect, radiator.

Shower Room

Modern replacement suite comprising walk-in double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin and WC both set within fitted cabinets, towel radiator, tiled splashback, tiles to

floor, obscure glass UPVC double glazed window to rear aspect.

Outside Front

Front garden laid to low maintenance shingle also providing off road parking, path laid to block paving, outside lights.

Rear Garden

Enclosed low maintenance rear garden laid to patio paving slabs, wooden summer house, wooden garden shed, greenhouse, outside lights, wooden fence to perimeter.

Agent's Notes

EPC rating C70 (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.

- Link Detached Bungalow
- Two Bedrooms
- Garden Room and Conservatory
- Energy Efficiency Rating C70
- UPVC Double Glazing
- Gas Central Heating
- Modern Replacement Shower Suite
- Conveniently Situated
- Parking

