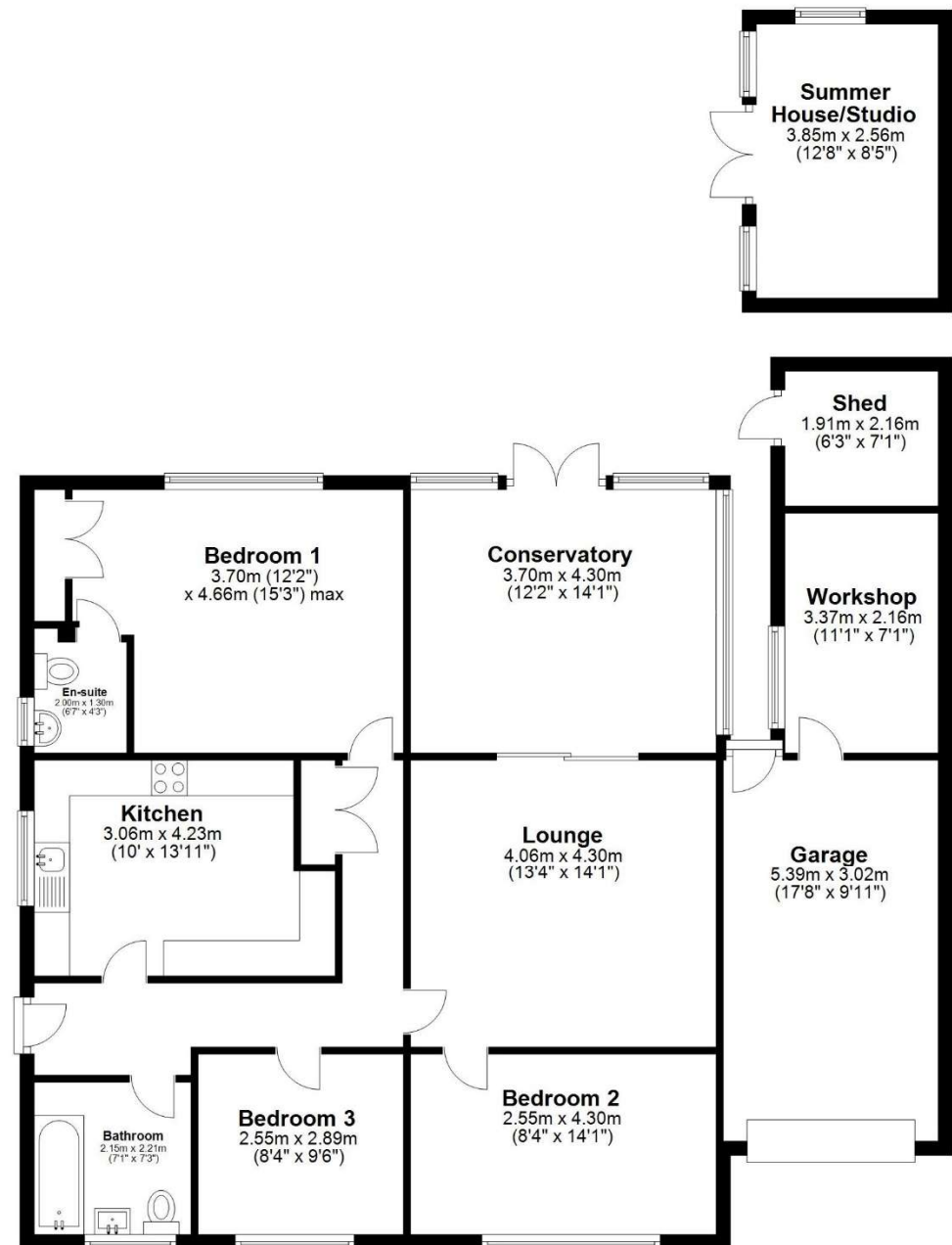


Ground Floor
Approx. 139.3 sq. metres (1499.4 sq. feet)



Total area: approx. 139.3 sq. metres (1499.4 sq. feet)
Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Southlands, Swaffham, PE37 7PQ

Extremely well presented, spacious detached three bedroom bungalow backing onto school fields situated on the popular Southlands development. This superb property offers en suite WC, garage, gardens, parking, modern kitchen and bathroom, garden office/studio and gas central heating.

Guide Price £325,000 to £350,000 Freehold





En Suite WC

Wash basin and WC set within fitted cabinet, tiled splashback, tiles to floor, wall mounted blow heater, obscure glass UPVC double glazed window to side aspect.

Bedroom Two
8'4" (2.54m) x 14'1" (4.29m)

UPVC double glazed window to front aspect, radiator.

Bedroom Three
8'4" (2.54m) x 9'6" (2.9m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Modern bathroom suite comprising bath with shower over, wash basin and WC set within fitted cabinet, towel radiator, tiled splashback, extractor fan, obscure glass UPVC double glazed window to front aspect.

Garage

17'8" (5.38m) x 9'11" (3.02m)

Remote controlled motorised main roller door to front, door opening to

wooden workshop to rear of garage, entrance door opening to rear garden, electric light and power.

Outside Front

Low maintenance front garden laid to a combination of paving slabs, shingle and coloured slate chippings, two driveways providing off road parking, car port to side, outside lights, outside tap, gated access to rear garden.

Rear Garden

Enclosed south facing rear garden backing onto school field, good sized insulated garden office/studio/gym, wooden garden shed, greenhouse, garden laid to lawn, paved patio seating area, selection of shrubs and plants to beds and borders, outside lighting,

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.

- Spacious, Detached Bungalow
- Three Bedrooms
- Extremely Well Presented Accommodation
- Modern Kitchen and Bathroom Suites
- Conservatory & En Suite WC
- Garage, Gardens & Parking
- Wooden Garden Office/Studio
- Popular Southlands Development

Situated with open school fields to the rear on the sought after popular Southlands development, Longsons are delighted to bring to the market this extremely well presented, spacious, detached three bedroom bungalow. This fantastic property offers en suite WC, garage, workshop, gardens, ample parking, modern kitchen and bathroom, conservatory, garden office/studio, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, conservatory, kitchen/breakfast room, three bedrooms, en suite WC to bedroom one, bathroom, garage with workshop to the rear, gardens, garden studio/office/gym, 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 with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

UPVC double glazed entrance door to front, built in storage cupboard with double doors, loft access.

Lounge
13'4" (4.06m) x 14'1" (4.29m)

UPVC double glazed sliding double glazed patio doors opening to conservatory, radiator.

Conservatory
12'2" (3.71m) x 14'1" (4.29m)

UPVC double glazed conservatory with pitched glass roof, French doors opening to rear garden, radiator providing all year round use, tiles to floor.

Kitchen/ Breakfast Room
10'0" (3.05m) Max x 13'11" (4.24m) Max

Modern fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, breakfast bar, integrated Neff electric double oven with combi microwave, integrated fridge/freezer, integrated Neff induction hob with extractor hood over, space and plumbing for washing machine and dishwasher, cupboard housing A rated Combi boiler (recently installed), UPVC double glazed window to side aspect, tiled splashback, radiator.

Bedroom One
12'2" (3.71m) Max x 15'3" (4.65m) Max

Built in wardrobes, UPVC double glazed window to rear aspect, radiator, door to en suite WC.

