



21 Castleacre Road, Swaffham, PE37 7HS

Very well presented, modern detached three bedroom house situated within easy reach of Swaffham town centre. The property boasts en-suite shower room, kitchen/dining room, parking, gardens, gas central heating and UPVC double glazing.

Price £300,000 Freehold





Bedroom Three
10'1" (3.07m) x 6'11" (2.11m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over, wash basin, WC, tiled splashback, Velux roof window to ceiling, extractor fan, towel radiator.

Outside - Front

Well maintained front garden laid to lawn, selection of shrubs, plants and ornamental trees to beds and borders, driveway laid to shingle with off road parking, gated access to rear garden.

Rear Garden

Enclosed terraced rear garden, paved patio seating area, steps down to lawned area, selection of shrubs, plants and ornamental trees to beds and borders, wooden fence to perimeter, gated access to front.

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
- Modern Detached House
- Three Bedrooms
- En-suite Shower Room
- Kitchen/Dining Room
- Gardens
- Parking

Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this very well presented, modern detached three bedroom house. The property boasts en-suite shower room, kitchen/dining room, solar panels providing reduced heating bills for the hot water, gardens, parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom, WC, three bedrooms, en-suite shower room to bedroom one, bathroom, gardens, parking, 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

Composite entrance door to front, stairs to first floor, UPVC double glazed window to side, radiator.

Lounge

16'6" (5.03m) x 12'6" (3.81m)

UPVC double glazed walk in bay window to front, radiator.

Kitchen/Dining Room

21'5" (6.53m) Max x 13'3" (4.04m) Max

Fitted kitchen units to wall and floor, work surface over, stainless steel one and half bowl sink unit with mixer tap and drainer, integral electric oven with gas hob and extractor hood over, integral washing machine, integral dishwasher, integral fridge/freezer, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear, three Velux roof windows to ceiling, two radiators, built in under stairs storage cupboard,

tiled splashback, UPVC double glazed window to side.

Cloakroom

Wash basin, WC, extractor fan, obscure glass UPVC double glazed window to front, tiled splashback, radiator.

Stairs and Landing

Built in cupboard housing hot water cylinder, UPVC double glazed window to side, radiator.

Bedroom One

13'10" (4.22m) x 11'6" (3.51m)

Built in wardrobes, UPVC double glazed window to front, two radiators, door to en suite shower room.

En-suite Shower Room

Double shower cubicle, wash basin, WC, tiled splashback, extractor fan, towel radiator.

Bedroom Two

10'7" (3.23m) x 9'9" (2.97m)

UPVC double glazed window to rear, radiator.

