



## Castle Acre Road, Swaffham, PE37 7HS

Substantial, spacious, detached three bedroom bungalow conveniently situated within easy reach of Swaffham town centre. The property would benefit from updating and offers huge potential with a double garage, indoor swimming pool, three double bedrooms, utility room and much more.

**Price £450,000 Freehold**





#### Seperate Shower

Shower cubicle.

#### Cloakroom

Wash basin, WC, obscure glass window to rear aspect.

#### Rear Lobby

Space and plumbing for washing machine, double glazed window to rear aspect, entrance door providing access to double garage, entrance door opening to rear garden.

#### Double Garage

**18'4" (5.59m) x 16'11" (5.16m)**

Two remote controlled motorised main up and over doors to front aspect, electric, lights and power.

#### Outside Front

In and out driveway laid to shingle, established shrubs and plants to raised beds, outside light, side garden laid to lawn, selection of established shrubs and ornamental trees, paved patio seating area.

#### Rear Garden

Main area laid to tarmac with permitted right of way for vehicle access allowing off road parking for numerous vehicles, raised

paved patio seating area, outside lighting, hedge and wooden fence to perimeter.

#### Agents Note

EPC rating D59 (Full copy available on request)  
Council tax band E (Own enquiries should be make 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.

- Substantial, Detached Bungalow
- Three Double Bedrooms
- Indoor Swimming Pool
- Kitchen/Breakfast Room
- Double Garage & Ample Off Road Parking
- Non Estate Location
- Close to Town Centre & Amenities
- Sizeable Grounds

Conveniently situated within easy reach of Swaffham town centre and all its amenities, Longsons are delighted to bring to the market this unique, individual detached three bedroom bungalow. This substantial spacious property would benefit from updating and offers huge potential with double garage, three double bedrooms, indoor swimming pool, sizable grounds, kitchen/breakfast room, parking for numerous vehicles, en suite and more....

#### 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

Entrance door to front, fitted book shelving, separate reception area currently used as study/office, door to additional entrance door opening to front passage.

#### Lounge/ Dining Room

**33'2" (10.11m) Max x 16'11" (5.16m) Max**

Walk in bay with sliding patio doors opening to side, open fireplace with feature brickwork surround, sliding patio doors opening to indoor swimming pool.

#### Kitchen/ Breakfast Room

**12'6" (3.81m) Max x 12'10" (3.91m) Max**

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit, integrated Bosch electric oven, integrated Bosch gas hob with extractor hood over, tiled splashback, tiles to floor, entrance door opening to rear garden, double glazed window to side aspect.

#### Utility Room

**7'10" (2.39m) x 7'6" (2.29m)**

Fitted kitchen unit with stainless steel sink unit, gas boiler and heating unit for blown air heating system, double glazed window to side aspect.

#### Indoor Swimming Pool

**48'0" (14.63m) x 28'6" (8.69m)**

Vaulted ceiling, four sliding patio doors opening to side, entrance door opening to patio, two windows to rear aspect.

#### Bedroom One

**13'9" (4.19m) Max x 11'10" (3.61m) Max**

Walk in double glazed bay window to front aspect, fitted wardrobe, wash basin set within fitted cabinet, doors to en suite WC and shower.

#### Bedroom Two

**11'10" (3.61m) Max x 11'6" (3.51m) Max**

Walk in double glazed window to front aspect, double glazed window to side aspect, fitted wardrobes, fitted shelving.

#### Bedroom Three

**15'6" (4.72m) x 12'2" (3.71m)**

Double glazed window to front aspect.

#### Bathroom

Spa bath, wash basin, heated towel radiator, obscure glass double glazed window to rear aspect, tiled splashback, tiles to floor.

