

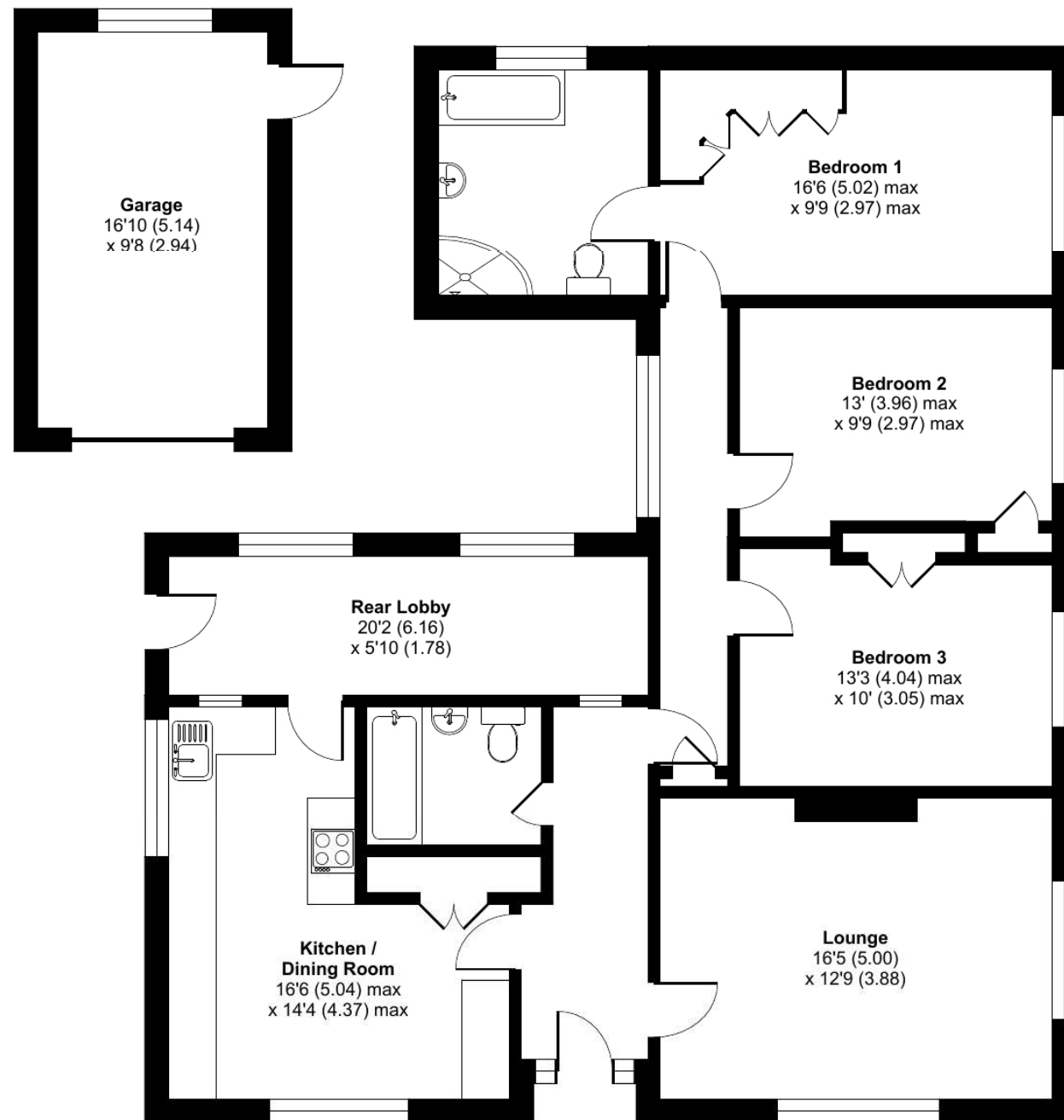
Campingland, Swaffham, PE37

Approximate Area = 1269 sq ft / 117.8 sq m

Garage = 162 sq ft / 15 sq m

Total = 1431 sq ft / 132.9 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). © nichecom 2024. Produced for Longsons. REF: 1242747



Campingland, Swaffham, PE37 7RB

Spacious, very well presented, detached three bedroom bungalow situated in an enviable location with open views to the front and within easy reach of the town centre. This fantastic property offers kitchen/dining room, en-suite, garage, gardens, parking, gas central heating and UPVC double glazing.

Price £400,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



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Bedroom Two
13'0" (3.96m) x 9'9" (2.97m)
 Built-in wardrobe, UPVC double glazed window to side, radiator.

Bedroom Three
13'3" (4.04m) x 10'0" (3.05m)
 Built-in wardrobe, UPVC double glazed window to side, radiator.

Bathroom
 Bathroom suite comprising double ended, whirlpool, spa type bath with centrally mounted mixer tap and separate hand shower attachment, wash basin set within fitted cabinets, WC, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to rear, radiator.

Garage
16'10" (5.13m) x 9'8" (2.95m)
 Remote control motorised main up and over door to front, entrance door opening to rear garden, UPVC double glazed window to rear, electric power and light.

Outside Front
 Front garden laid to lawn, driveway providing off road parking for several vehicles laid to block paving, shrubs and plants to borders, double iron gates providing access to grounds, hedge and garden wall to perimeter, outside lights.

Rear Garden
 Rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, hedge and garden wall to perimeter.

Agent's Notes
 EPC rating C70 (Full copy available on request)
 Council tax band D (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.

- Detached Three Bedroom Bungalow
- Spacious and Very Well Presented
- En-Suite and Bathroom
- Energy Efficiency Rating C70
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- Available CHAIN FREE
- Open Outlook to Front
- Easy Reach of Town Centre

Situated in an enviable location with open outlook to the front and conveniently within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this spacious, very well presented, detached three bedroom bungalow. This fantastic property offers kitchen/dining room, en-suite bathroom with four piece suite, garage, parking for several vehicles, gardens, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, rear lobby, three bedrooms, en-suite bathroom to bedroom one, bathroom, garage, gardens, parking for several vehicles, 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.

Entrance Hall
 UPVC double glazed entrance door to front, UPVC double glazed window to side, built in storage cupboard, loft access, two radiators.

Lounge
16'5" (5m) x 12'9" (3.89m)
 Feature fireplace with inset live flame gas fire, UPVC double glazed window to front, two radiators.

Kitchen/Dining Room
16'6" (5.03m) x 14'4" (4.37m)
 Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl corner sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood

over, integrated washing machine, integrated dishwasher integrated fridge, built-in cupboard with double doors housing hot water cylinder, UPVC double glazed window to front and side, tiles to floor, tiled splashback, radiator.

Rear Lobby
20'2" (6.15m) x 5'10" (1.78m)
 Entrance door open to side, two UPVC double glazed windows to rear, electric power and lights.

Bedroom One
16'6" (5.03m) x 9'9" (2.97m)
 Large built-in wardrobes, UPVC double glazed window to rear, radiator, door to en-suite bathroom.

En-Suite Bathroom
 Four piece bathroom suite comprising double ended bath with centrally mounted mixer tap, shower cubicle, wash basin set within fitted cabinet, WC, fully tiled walls, obscure glass UPVC double glazed window to side, radiator.

