



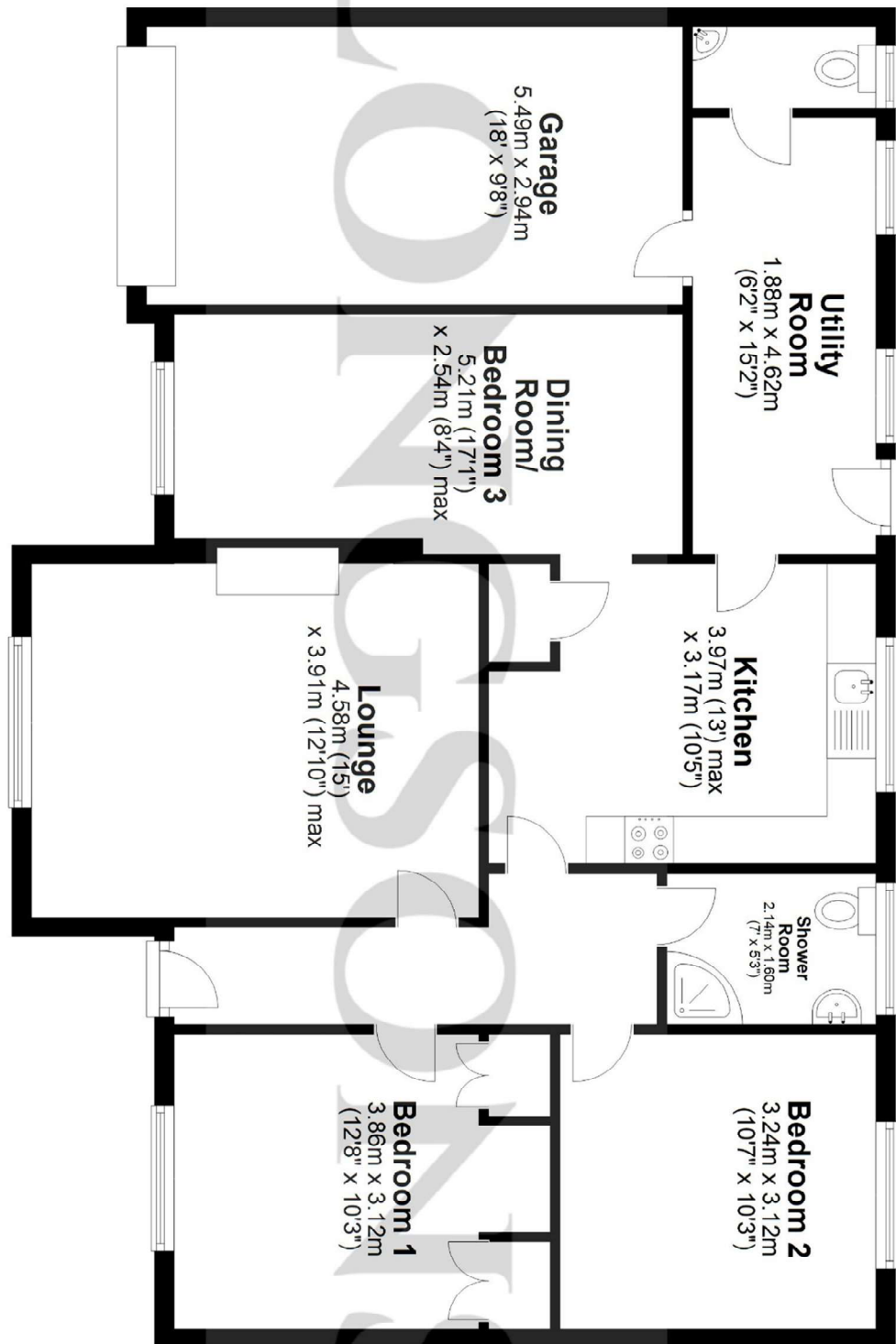
## Mount Close, Swaffham, PE37 7NQ

Well presented, detached two/three bedroom bungalow situated on Mount Close within easy reach of Swaffham town centre. The property offers log burning stove to lounge, utility room, gardens, garage, cloakroom with WC and shower room, gas central heating and UPVC double glazing.

**Price £270,000 Freehold**



**Ground Floor**  
Approx. 105.3 sq. metres (1133.0 sq. feet)



**Total area: approx. 105.3 sq. metres (1133.0 sq. feet)**

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



**Bedroom One**  
**12'8" (3.86m) Max x 10'3" (3.12m)**

Built in wardrobes, UPVC double glazed window to front aspect, radiator, tiles to floor.

**Bedroom Two**  
**10'7" (3.23m) x 10'3" (3.12m)**

UPVC double glazed window to rear aspect, radiator, tiles to floor.

**Shower Room**

Shower cubicle, wash basin set within fitted cabinet, WC, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to rear aspect, towel radiator.

**Outside Front**

Front garden laid to lawn, driveway providing off road parking and access to garage, pathway to front door, mature shrubs, gated access to rear.

**Garage**  
**18'0" (5.49m) x 9'8" (2.95m)**

Main up and over door to front, electric, power and lights.

**Rear Garden**

Well maintained rear garden laid to lawn, paved patio seating area, shingle area, further area laid to patio, 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.

- Detached Bungalow
- Two/Three Bedrooms
- Lounge with Log Burning Stove
- Cloakroom & Shower Room
- Kitchen & Utility Room
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on the popular Mount Close development within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented, detached two/three bedroom bungalow. The property offers log burning stove to lounge, utility room, gardens, parking, garage, cloakroom with WC and shower room, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, kitchen, utility room, dining room/bedroom, cloakroom with WC, two bedrooms, shower room, gardens, parking, garage, 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**

UPVC double glazed entrance door to front, tiles to floor, half tiled walls, radiator.

**Lounge**  
**15'0" (4.57m) x 12'10" (3.91m) Max**

Feature fireplace with log burning stove, brick hearth and wooden mantle over, UPVC double glazed window to front aspect, radiator, tiles to floor.

**Kitchen**  
**13'0" (3.96m) Max x 10'5" (3.18m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integral electric double oven, integral gas hob with extractor hood over, space for tall

upright fridge/freezer, built in cupboard, tiled splashback, tiles to floor, UPVC double glazed window to rear aspect.

**Utility Room**  
**6'2" (1.88m) x 15'2" (4.62m)**

Entrance door to rear garden, two UPVC double glazed windows to rear aspect, door to garage, space and plumbing for washing machine, radiator, tiles to floor, loft access.

**Cloakroom**

Wash basin set within fitted cupboard, WC, tiled splashback, obscure glass UPVC double glazed window to rear aspect.

**Dining Room/ Bedroom**  
**17'1" (5.21m) x 8'4" (2.54m) Max**

UPVC double glazed window to front aspect, radiator, tiles to floor.

