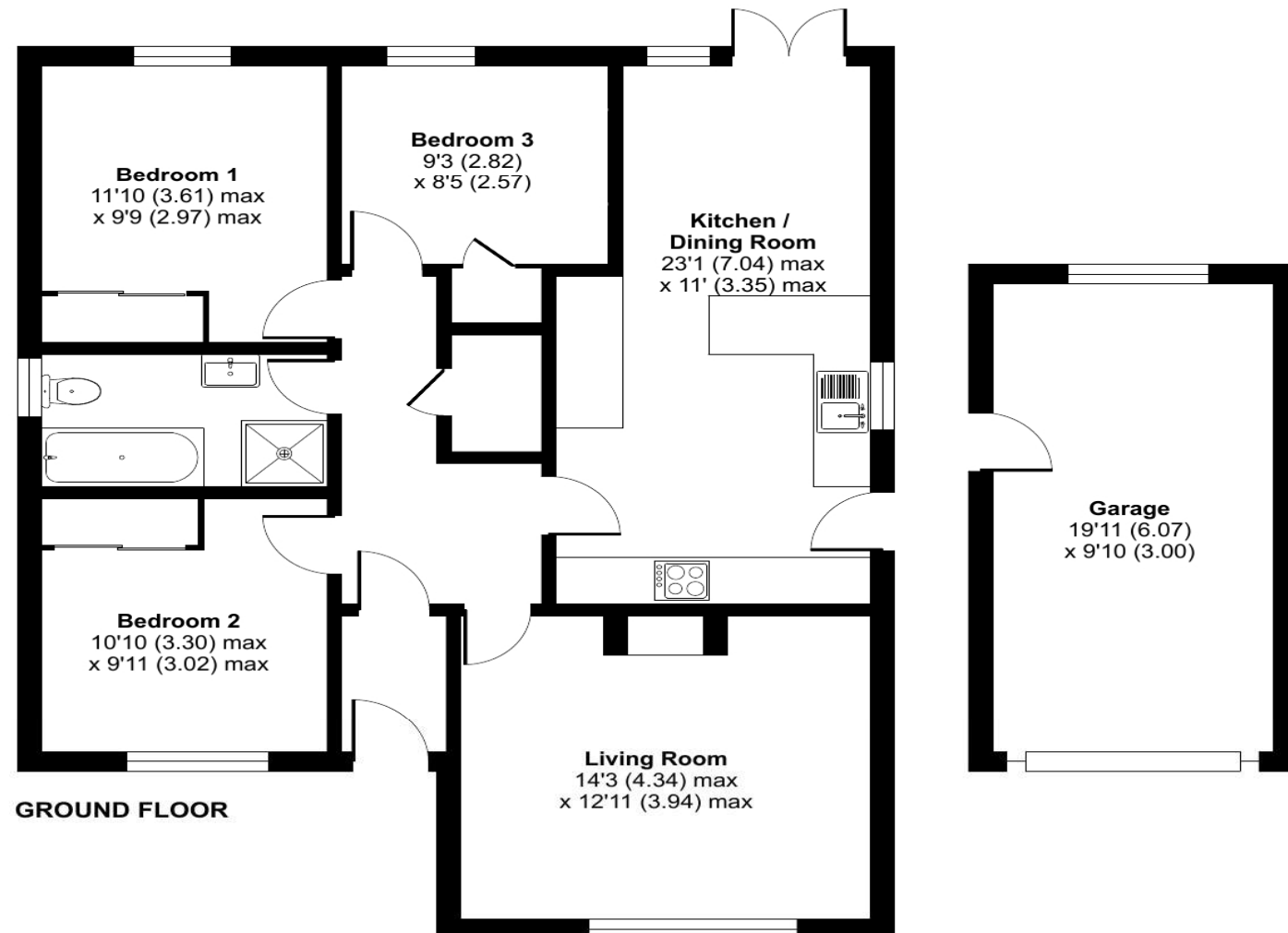


## Greenhoe Place, Swaffham, PE37

Approximate Area = 953 sq ft / 88.5 sq m  
Garage = 197 sq ft / 18.3 sq m  
Total = 1150 sq ft / 106.8 sq m  
For identification only - Not to scale



### Greenhoe Place, Swaffham, PE37 7EY

CHAIN FREE! Immaculate, extremely well presented, fully refurbished three bedroom bungalow situated in a popular location within easy reach of Swaffham town centre. This fantastic property offers kitchen/dining room with integrated appliances, garage, gardens, parking and gas central heating!

**Offers in Excess of £375,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1119385



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LONGSONS

Situated in a popular location within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this immaculate, extremely well presented, fully refurbished three bedroom bungalow. This fantastic property offers kitchen/dining room with intergrated appliances, modern four piece bathroom suite, log burning stove, garage, gardens, parking, all the main rooms have raised television and power points, gas central heating and UPVC double glazing!

Offered for sale CHAIN FREE!

Viewing highly advised to appreciate the accommodation on offer.

Briefly, the property offers entrance hall, inner hall, lounge with log burner, kitchen/dining room with intergrated appliances, three bedrooms, modern four piece bathroom suite, garage, gardens, parking, gas central heating and UPVC double glazing.

**SWAFFHAM**  
Swaffham is a popular Norfolk town with a good selection of shops and restaurants.

The town is well catered for with local supermarkets, an excellent Saturday market, three doctors surgeries and free parking throughout the town. There is easy access to the A47 with Kings Lynn approximately 15 miles and approximately 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and villages.

#### Entrance Hall

Composite entrance door to front, radiator, mains linked heat alarm, tiles to floor.

#### Inner Hall

Built in storage cupboard with light and shelving, loft access with ladder and part boarded loft, combi boiler is accessed in the loft space, radiator.

#### Lounge

**14'3" (4.34m) Max x 12'11" (3.94m) Max**

Feature fireplace with log burning stove, UPVC double glazed window to front aspect, radiator.

#### Kitchen/ Dining Room

**23'1" (7.04m) Max x 11'0" (3.35m) 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, intergrated double electric oven, intergrated ceramic hob with extractor hood over, intergrated fridge/freezer, intergrated washing machine, intergrated dishwasher, vertical radiator, mains linked smoke alarm, UPVC double glazed French doors opening to rear garden, UPVC double glazed entrance door opening to side, UPVC double glazed windows to rear and side aspects.

#### Bedroom One

**11'10" (3.61m) Max x 9'9" (2.97m) Max**

Built in wardrobes with mirrored sliding doors, UPVC double glazed window to rear aspect, radiator.

#### Bedroom Two

**10'10" (3.3m) Max x 9'11" (3.02m) Max**

UPVC double glazed window to front aspect, built in wardrobe with sliding mirror doors, radiator.

#### Bedroom Three

**9'3" (2.82m) x 8'5" (2.57m)**

Built in wardrobe, UPVC double glazed window to rear aspect, radiator.

#### Bathroom

Four piece bathroom suite comprising double shower cubicle with rainfall shower head and separate hand shower attachment, bath with mixer tap and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, electric under floor heating, obscure glass UPVC double glazed window to side aspect, extractor fan.

#### Garage

**19'11" (6.07m) x 9'10" (3m)**

Main up and over door to front, UPVC double glazed window to rear aspect, electric, light and power.

#### Outside Front

Low maintenance front garden laid to artificial grass, driveway laid to block paving, additional parking area laid to shingle, shrubs and plants to raised bed and borders, wooden fence to perimeter, outside light, gated access to rear garden.

#### Rear Garden

Very well maintained rear garden laid to lawn, paved patio seating area, wooden pergola, shrubs and plants to beds and borders, metal storage shed, two purpose built log stores, outside light, outside tap, wooden fence to perimeter, gated access to front.

#### Agents Note

EPC rating C69 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Immaculate, Detached Bungalow
- Three Bedrooms
- Kitchen/Dining Room with Intergrated Appliances
- Modern four Piece Bathroom Suite
- Lounge with Log Burner
- Gas Central Heating
- Front & Rear Gardens
- Garage & Parking
- Offered CHAIN FREE!



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