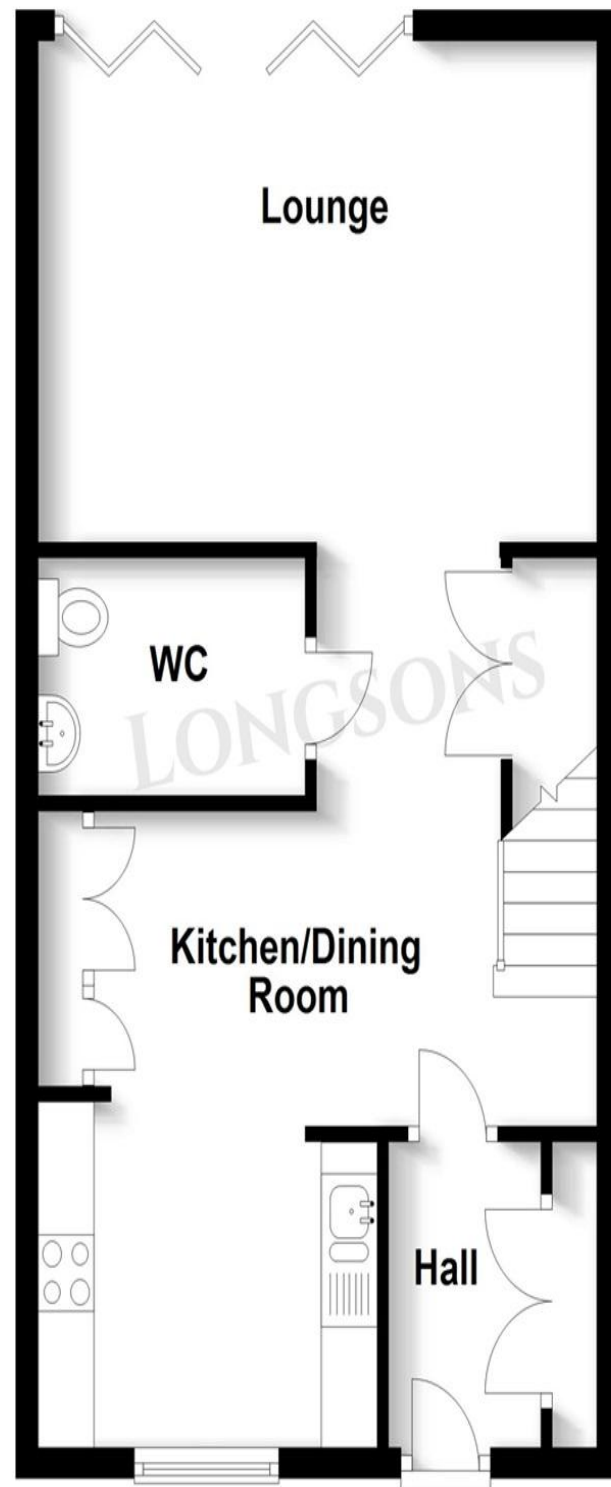
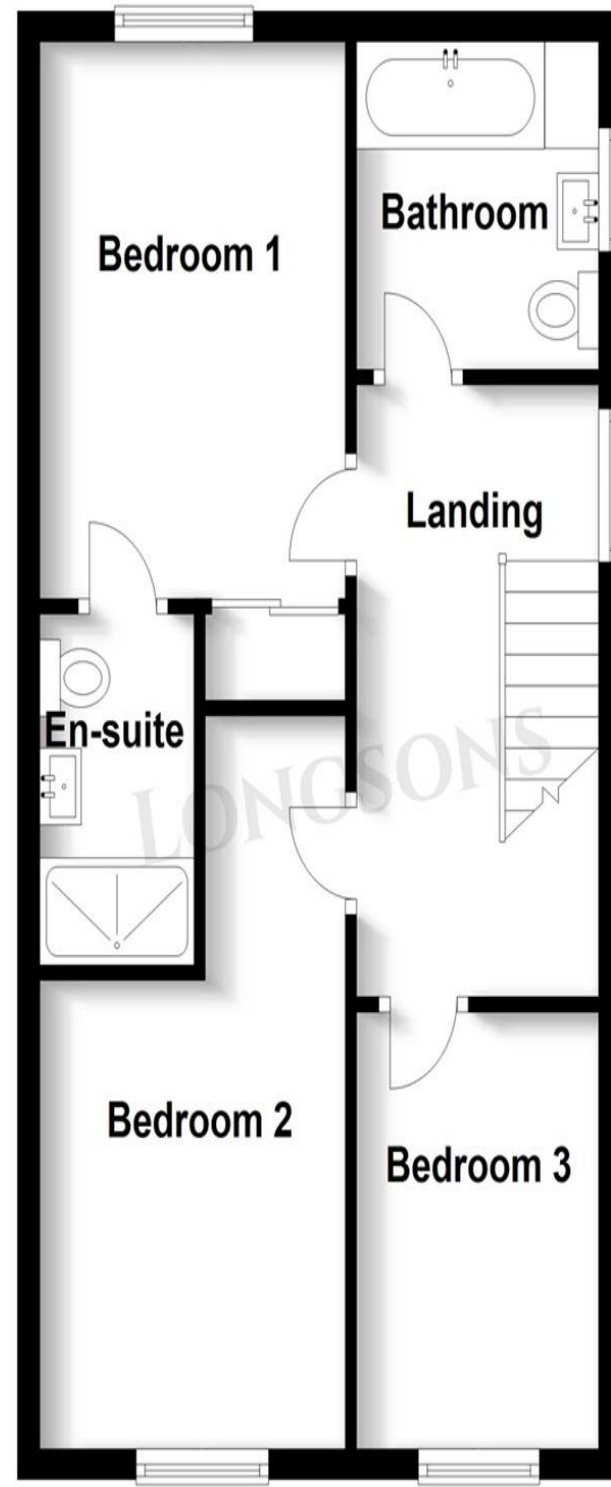


## Ground Floor



## First Floor



### 12 Kendle Road, Swaffham, PE37 8GU

NO CHAIN!! Modern well presented three bedroom end terrace home situated on the popular development on the outskirts of Swaffham. The property offers allocated parking, modern kitchen with integral appliances, en-suite facilities, garden and gas central heating. Viewing highly recommended.

**Price £240,000 Freehold**





**CHAIN FREE!!** Situated on a popular development in the Norfolk market town of Swaffham, Longsons are delighted to bring to the market this immaculate three bedroom end terrace house. The property offers open plan living to the ground floor along with superb modern kitchen with integral appliances, gardens, allocated parking, bi-folding doors opening out to the garden, en-suite to master bedroom, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, kitchen/dining area, lounge, cloakroom with WC, three bedrooms with en-suite to master, bathroom, allocated parking, gardens, UPVC double glazing and gas central heating.

**SWAFFHAM**  
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf

club. 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, Downham Market approx 15 miles and approx 30 miles to the city of Norwich, all of which have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

### Entrance Hall

Composite entrance door to front aspect, radiator.

### Kitchen/Dining Room

**14'1" (4.29m) Max x 5'6" (1.68m)**

Modern fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and integrated combi oven, integrated fridge/freezer, integrated gas hob with extractor hood over, integrated dishwasher, utility cupboard with space and plumbing for washing machine and shelf for tumble

dryer, UPVC double glazed window to front aspect, stairs to first floor, radiator

### Lounge

**16'7" (5.05m) x 10'8" (3.25m)**

Bi-folding patio doors opening to rear garden, radiator.

### Cloakroom

Concealed cistern WC, wall mounted wash basin, radiator, extractor fan.

### Stairs & Landing

Built in cupboard housing gas central heating boiler, UPVC double glazed window to side aspect, loft access, radiator.

### Bedroom One

**9'0" (2.74m) x 12'0" (3.66m)**

UPVC double glazed window to rear aspect, built in wardrobe, radiator, door into en-suite shower room.

### En-Suite Shower Room

Double shower cubicle with rain fall shower head and separate hand shower attachment with wall mounted water controls, wall mounted wash

basin, concealed cistern WC, towel radiator, tiled splashback, extractor fan.

### Bedroom Two

**9'0" (2.74m) x 10'0" (3.05m)**

UPVC double glazed window to front aspect, radiator.

### Bedroom Three

**7'1" (2.16m) x 9'3" (2.82m)**

UPVC double glazed window to front aspect, radiator.

### Bathroom

Suite comprising double ended bath with wall mounted water controls, rain fall shower head and separate retractable hand shower attachment, shower screen, wash basin set within fitted cabinet, concealed cistern WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, extractor fan.

### Outside Front

Small low maintenance front garden laid to coloured slate chippings with a selection of shrubs and plants, outside light.

### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside light, outside tap, gated access to rear, parking to the rear.

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.

- Well Presented Modern Home
- Three Bedroom End Terrace House
- Modern Kitchen with Integral Appliances
- Lounge with Bi-Folding Doors to Garden
- Master En-suite Facilities
- Gas Central Heating
- UPVC Double Glazing
- Allocated Parking

