



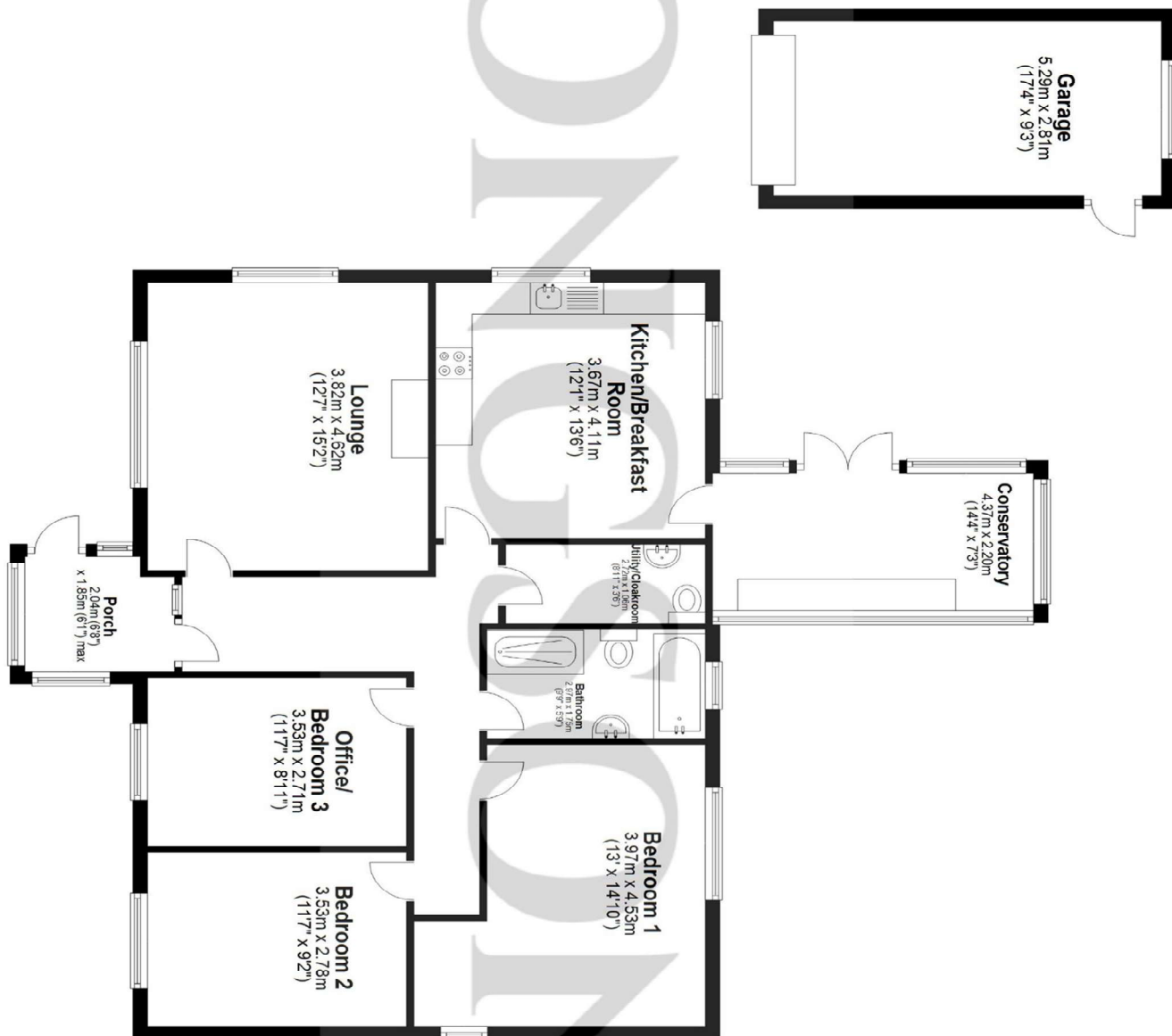
Princes Street, Swaffham, PE37 7BP

Very well presented three bedroom detached bungalow situated within easy reach of Swaffham town centre. On a substantial plot, the property offers kitchen/breakfast room, utility/cloakroom, front and rear gardens, garage UPVC double glazing and gas central heating.

Guide Price £300,000- £325,000 Freehold

Ground Floor

Approx. 118.0 sq. metres (1270.4 sq. feet)



Total area: approx. 118.0 sq. metres (1270.4 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 PlanIt.





Situated within walking distance to town in a quiet area of Swaffham, Longsons are delighted to bring to the market this three bedroom detached bungalow. Inside boasts a lounge, fitted kitchen, utility/cloakroom, conservatory, bathroom, front porch, front and rear wildlife friendly gardens including driveway leading to a brick garage providing ample parking, wooden shed, greenhouse, summer house, UPVC double glazing and gas central heating.

Briefly; the property offers, porch, hallway, lounge, kitchen/breakfast room, conservatory, utility/cloakroom, bathroom, three double bedrooms, front and rear garden, garage, ample parking, 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 with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Porch
UPVC and double glazed construction, UPVC double glazed front door, tiles to floor.

Hallway
Partly tiled, partly carpeted hallway giving access to all rooms, radiator.

Lounge
15'2" (4.62m) x 12'7" (3.84m)
Feature fireplace with brick surround and tiled hearth, UPVC double glazed windows to side and front aspect, radiator.

Kitchen/Breakfast Room
13'6" (4.11m) x 12'1" (3.68m)
Range of fitted units to walls and floor complemented by a bamboo wood worktop, stainless steel sink and drainer with mixer tap, space for gas cooker, space and plumbing for slimline dishwasher, space for fridge/freezer, tiled splashback, tiles to floor, wall mounted gas boiler, UPVC double glazed windows to side and rear aspect, radiator, space for dining table, door leading to conservatory.

Conservatory
14'4" (4.37m) x 7'3" (2.21m)
Brick and UPVC construction, kitchen units to floor complemented by a bamboo wood worktop, tiles to floor, power and lights, UPVC double glazed double doors to rear garden.

Utility/Cloakroom
Wash basin, WC, space and plumbing for washing machine, white heated towel rail, tiles to floor.

Bathroom
Double shower cubicle with mains shower over, WC, panelled bath, wash basin, white heated towel rail, partly tiled walls, tiles to floor, UPVC obscured double glazed window to rear aspect.

Bedroom One
14'10" (4.52m) x 13'0" (3.96m)
Max
UPVC double glazed window to rear aspect, radiator.

Bedroom Two
11'7" (3.53m) x 9'2" (2.79m)
UPVC double glazed window to front aspect, radiator.

Office/Bedroom Three
11'7" (3.53m) x 8'11" (2.72m)
UPVC double glazed window to front aspect, radiator.

Outside Front
Gated concrete driveway leading to garage provide ample parking, front mainly laid to shingle, established trees, shrubs and plants to beds and borders.

Garage
17'4" (5.28m) x 9'3" (2.82m)
Up and over door, power and lighting.

Rear Garden
A wildlife friendly garden! Established enclosed rear garden mainly laid to gravel and paving stones, with a wide range of trees, shrubs and flowers to beds and borders, path leading to a greenhouse, wooden shed and summer house, lawned area to the side, chicken coop 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.

- Detached Bungalow
- Three Double Bedrooms
- Front and Rear Gardens
- Ample Parking
- Garage
- Conservatory
- UPVC Double Glazing
- Gas Central Heating

