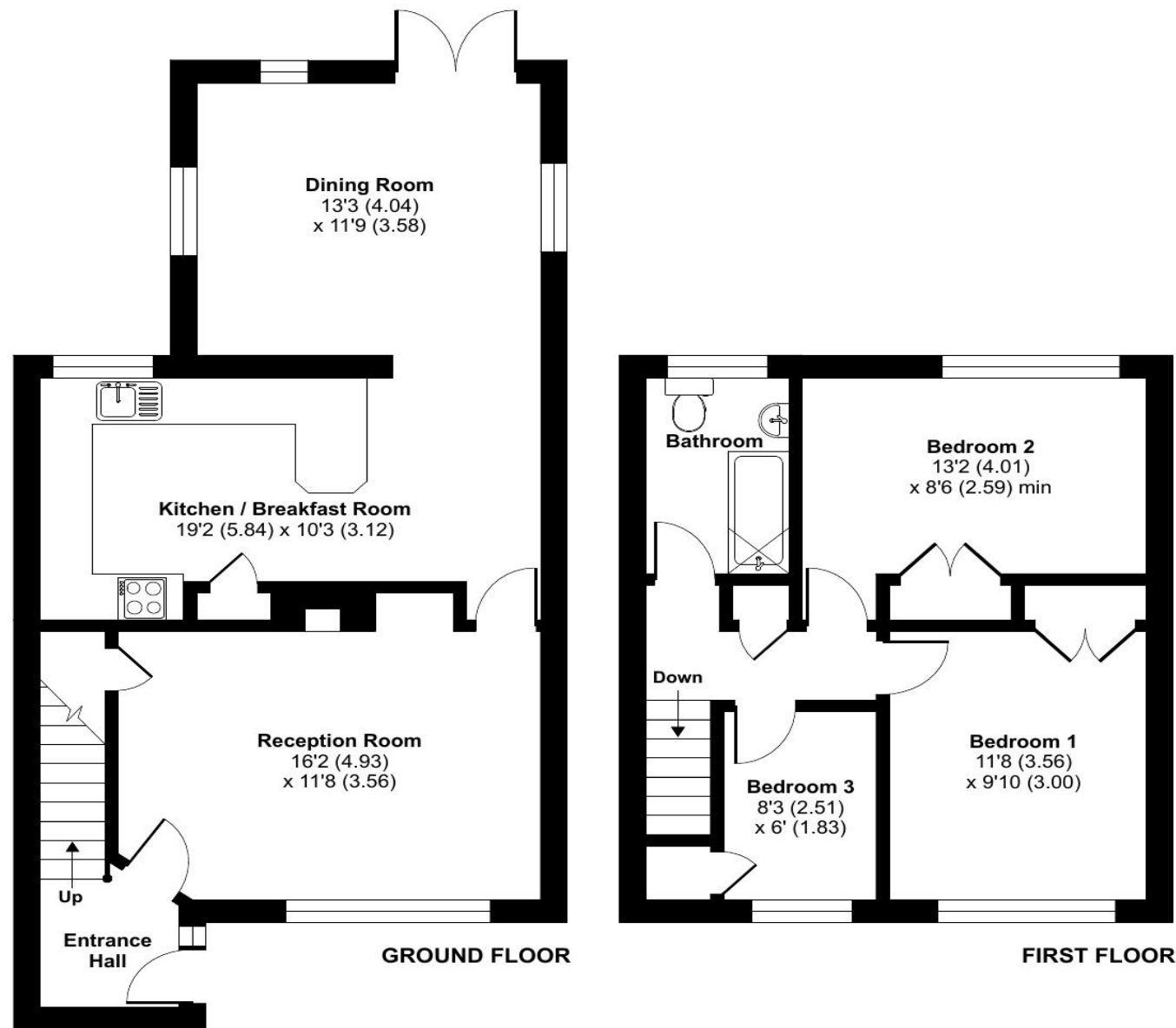


The Paddocks, PE37

Approximate Area = 1062 sq ft / 98.7 sq m

For identification only - Not to scale



The Paddocks, Swaffham, PE37 7PA

Delightful three bedroom end of terrace house within a short distance of Swaffham town centre. The property boasts a kitchen/breakfast room, dining room, lounge, front and rear gardens, gas central heating and double glazed windows throughout!

VIEWING HIGHLY RECOMMENDED!

Price £215,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Longsons. REF: 1047982



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Bathroom

Bathroom suite comprising panelled bath with mains shower over and shower curtain, wash basin, WC, tiles to walls and floor, UPVC double glazed obscure window to rear aspect, towel radiator.

Outside - Front

Mainly laid to shingle with path leading to front door, wall to perimeter, established shrubs to border.

Rear Garden

Paved patio area, gated access to rear, area laid to lawn with shrubs to borders, brick out-building, wooden storage shed, wooden fence to perimeter.

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.

- Three Bedroom
- End-Terrace House
- Kitchen/Dining Room
- Gardens
- UPVC Double Glazing
- Gas Central Heating
- Convenient Town Location

Situated within easy reach of the town centre and all its amenities, Longsons are delighted to bring to the market this three bedroom end-terrace house. The property benefits from an entrance porch, lounge, kitchen/breakfast room, dining room, family bathroom, three bedrooms, two of which are doubles, front & rear gardens, gas central heating and UPVC double glazing throughout. Viewing highly recommended.

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 Porch

UPVC double glazed door with glazed side panel to front aspect, ceramic tiles to floor, stairs leading to first floor, radiator, door leading to lounge.

Lounge

16'2" (4.93m) x 11'8" (3.56m)

Feature fireplace with wood burner, wooden floor, UPVC double glazed window to front aspect, radiator, door leading to kitchen/breakfast room.

Kitchen/Breakfast Room

19'2" (5.84m) x 10'3" (3.12m)

Range of fitted units to wall and floor complemented by a roll edge worktop, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for dishwasher and washing machine, space for electric oven with extractor hood over, space for under counter fridge, storage cupboard, tiled splashback, UPVC double glazed window to rear aspect, ceramic tiles to floor, radiator, archway leading to dining room.

Dining Room

13'3" (4.04m) x 11'9" (3.58m)

Ceramic tiles to floor, radiator, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden.

Stairs and Landing

Loft access, built-in storage cupboard.

Bedroom One

11'8" (3.56m) x 9'10" (3m)

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

Bedroom Two

13'2" (4.01m) x 8'6" (2.59m)

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

Bedroom Three

8'3" (2.51m) x 6'0" (1.83m)

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

