



Settlers Court, Swaffham, PE37 7FA

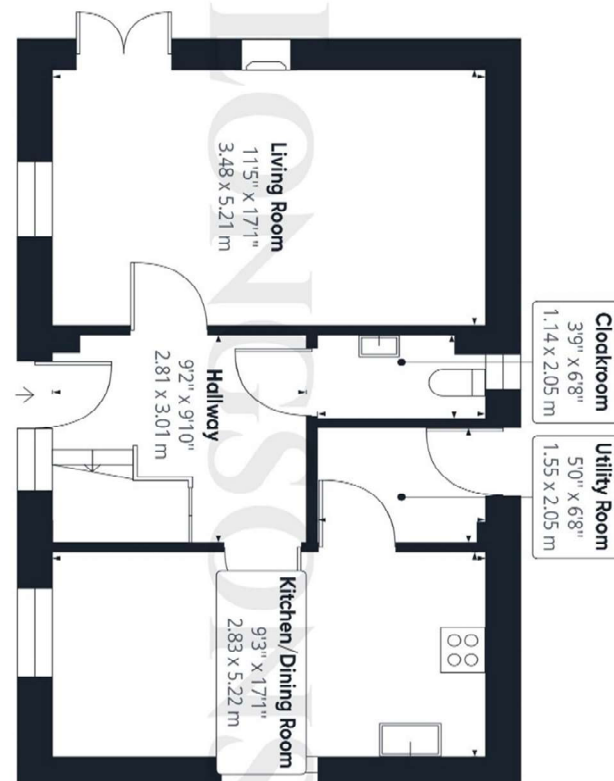
CHAIN FREE!

Very well presented, modern, detached three bedroom house very conveniently situated in the heart of Swaffham town centre. This superb property offers utility room, kitchen/dining room, en-suite bathroom, gardens, parking, gas central heating and double glazing.

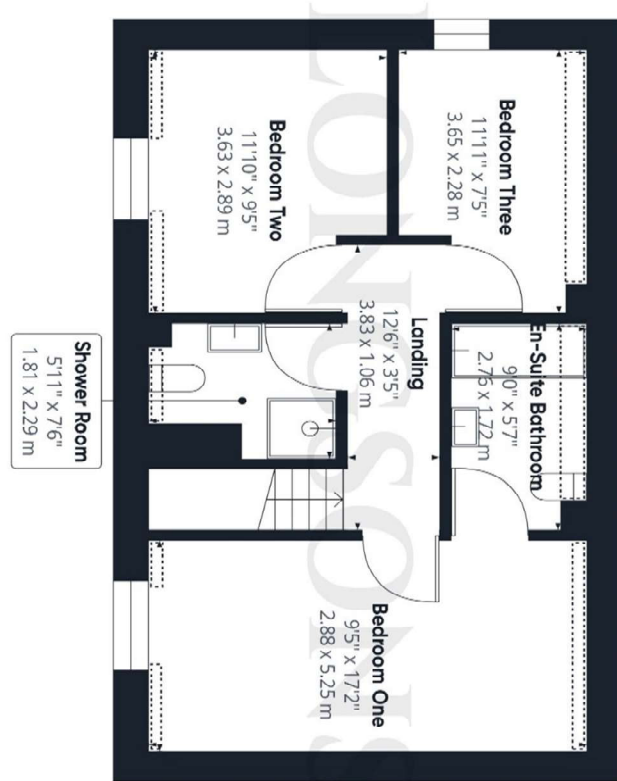
Price £325,000 Freehold



Floor 0



Floor 1





Bedroom Three
11'11" (3.63m) Max x 7'5" (2.26m) Max

Double glazed window to side aspect, radiator.

Shower Room

Shower cubicle, washbasin, WC, towel radiator, double glazed Velux window to ceiling, extractor fan.

Outside

Garden areas to both sides, paved patio seating area, wooden garden shed, garden laid to lawn, shrubs and plants to beds and borders, parking for two vehicles, additional visitor parking spaces, communal bin area.

Agent's Notes

Access drive is within property boundaries with vehicular rights of way for the four neighbouring properties.

EPC rating B83 (Full copy available on request)

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

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 House
- Three Bedrooms
- Kitchen/Dining Room
- Ground Floor Cloakroom with WC
- En-Suite to Bedroom One
- Family Shower Room
- Gas Central Heating
- Double Glazing
- Off Street Parking
- CHAIN FREE

Situated very conveniently in the heart of Swaffham town centre. Longsons are delighted to bring to the market this very well presented, detached three bedroom house. This superb property offers kitchen/dining room, utility room, ground floor cloakroom with WC, en suite bathroom, gardens, parking, gas central heating and double glazing throughout.

Offered - CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility, cloakroom with WC, three bedrooms, en suite bathroom to bedroom one, shower room, gas central heating, double glazing throughout.

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

Entrance door to front aspect, obscured glass double glazed window to front aspect, stairs to first floor, radiator.

Living Room
17'1" (5.21m) x 11'5" (3.48m)

Feature fireplace with inset live flame gas fire, double glazed window opening to side garden, double glazed window to front aspect, radiator.

Kitchen/Dining Room
17'1" (5.21m) x 9'3" (2.82m)

Modern fitted kitchen units to walls and floor complemented by a roll edge worktop, stainless steel sink unit with

mixer tap and drainer, integrated electric oven with gas hob and extract hood over, integrated washing machine, integrated fridge/freezer, double glazed windows to front and side aspect.

Utility Room
6'8" (2.03m) x 5'0" (1.52m)

Space and plumbing for washing machine with work surface over, entrance door opening to rear aspect, wall mounted gas central heating boiler, radiator.

Cloakroom

Washbasin, WC, obscure glass double glazed window to rear aspect, radiator.

Bedroom One
17'2" (5.23m) x 9'5" (2.87m)

Double glazed window to front aspect, radiator, door to en-suite bathroom.

En-Suite Bathroom

Bath with shower over and shower screen, washbasin, WC, towel radiator. obscured glass Velux window to ceiling, extractor fan.

Bedroom Two
11'10" (3.61m) Max x 9'5" (2.87m) Max

Double glazed windows to front aspect, radiator.

