

Surlingham Drive, Swaffham, PE37

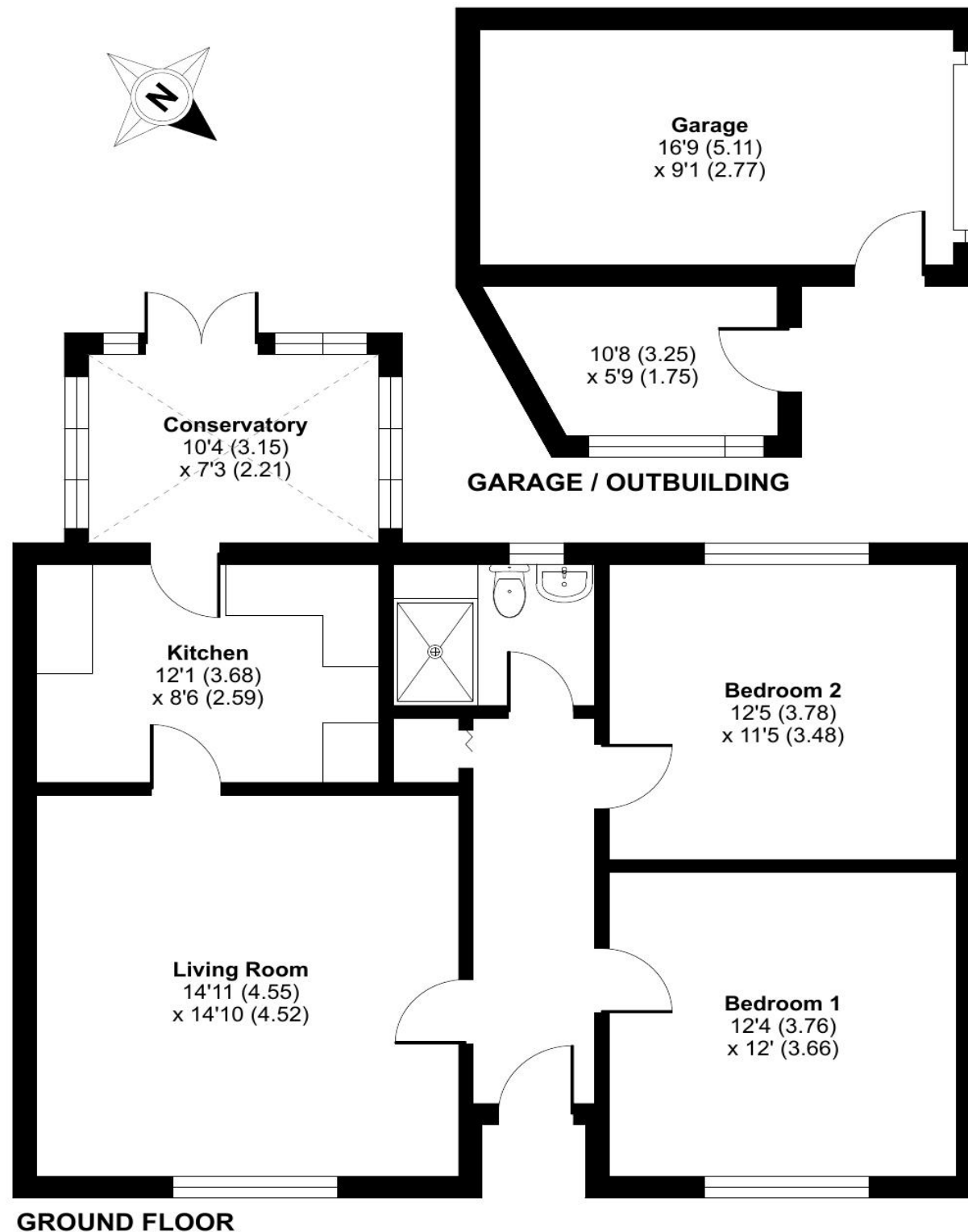
Approximate Area = 848 sq ft / 78.7 sq m

Garage = 154 sq ft / 14.3 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1055 sq ft / 97.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Longsons. REF: 1202270



Surlingham Drive, Swaffham, PE37 7SF

CHAIN FREE!

Detached two bedroom bungalow situated on a popular development on the outskirts of Swaffham. The property would benefit from some updating and offers garage, parking, gardens, conservatory, gas central heating and UPVC double glazing.

Price £210,000 Freehold



Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this detached two bedroom bungalow.

The property would benefit from some updating and offers garage, gardens, conservatory, parking, shower room, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen, conservatory, two bedrooms, shower room, garage, parking, gardens, gas central heating and UPVC double glazing.

SWAFFHAM

Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its

proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall

UPVC double glazed entrance door to front, built-in storage cupboard, built-in cupboard housing gas central heating boiler, loft access.

Lounge

14'11" (4.55m) x 14'10" (4.52m)
UPVC double glazed window to front, radiator.

Kitchen

12'1" (3.68m) x 8'6" (2.59m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven, space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door opening to conservatory, UPVC double glazed window to rear, radiator.

Conservatory

10'4" (3.15m) x 7'3" (2.21m)

UPVC double glazed conservatory, French doors opening to rear garden, radiator providing all year round usage, electric lights and power.

Bedroom One

12'4" (3.76m) x 12'0" (3.66m)

UPVC double glazed window to front, radiator.

Bedroom Two

12'5" (3.78m) x 11'5" (3.48m)

UPVC double glazed window to rear, radiator.

Shower Room

Double shower cubicle with rainfall shower head over, separate hand shower attachment and shower curtain, WC, wash basin, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

Garage

16'9" (5.11m) x 9'1" (2.77m)

Up and over door to front, UPVC double glazed entrance door opening to rear garden, electric light and power.

Outside Front and Side

Low maintenance front garden laid to shingle, path to front door, shrubs to side, driveway to side providing off road parking and access to garage.

Rear Garden

Enclosed rear garden laid to lawn, shrubs and ornamental trees to beds and borders, wooden shed with electric light and power, greenhouse, paved patio seating area, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C71 (Full copy available on request)

Council tax band C (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 Bungalow
- Two Bedrooms
- Conservatory
- Energy Efficiency Rating C71
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE!

