



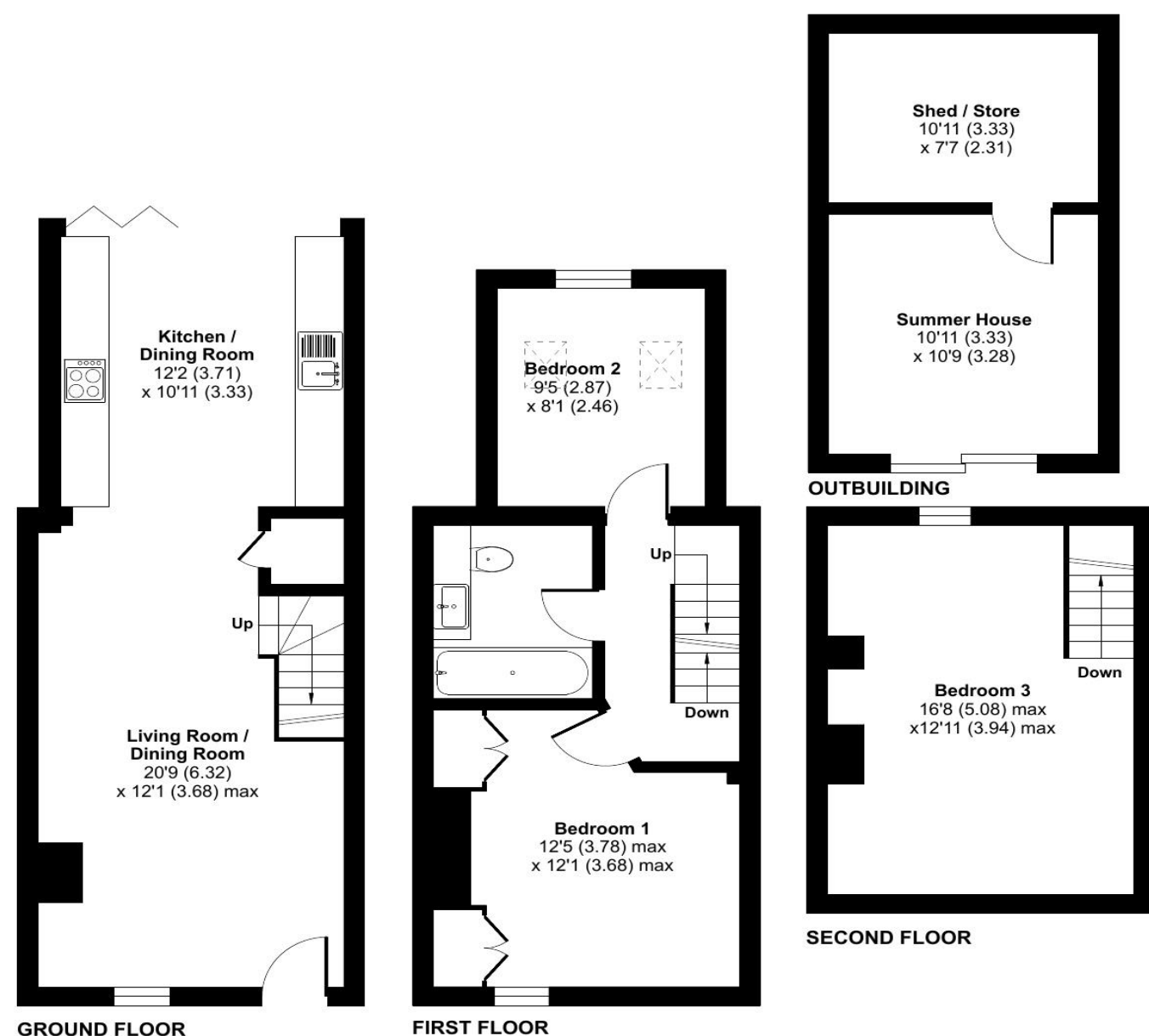
Ash Close, Swaffham, PE37

Approximate Area = 964 sq ft / 89.5 sq m

Outbuilding = 209 sq ft / 19.4 sq m

Total = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



Ash Close, Swaffham, PE37 7NH

Recently modernised, extended three bedroom cottage situated within the heart of Swaffham. With accommodation split over three floors, this delightful property boasts recently fitted high gloss kitchen, modern bathroom suite, garden summer house/office with integral garden shed, parking!

Guide Price £220,000 - £230,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1069920



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Guide Price £220,000 - £230,000. Situated within the heart of Swaffham a short walk to the town centre and all its amenities, Longsons are delighted to bring the market this recently modernised, extended three bedroom cottage. With accommodation split over three floors, Jasmine Cottage offers cottage charm with contemporary finishes for modern living, including open plan living, modern plumbing, electrics and finishes, landscaped garden with summer house/home office, off-street parking, gas combi central heating and UPVC double glazing!

Offered for sale CHAIN FREE!

Briefly, the property offers lounge/dining room, kitchen/dining room, three bedrooms (bedroom three with restricted head height), bathroom, garden, summer house/office with integral garden shed, off street parking, gas central heating and UPVC double glazing.

SWAFFHAM
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.

Lounge/Dining Room
20'9" (6.32m) x 12'1" (3.68m) Max
Open plan layout providing very flexible living accommodation previously three separate rooms. Composite double glazed entrance door to front, cast iron wood burning stove with oak surround and slate hearth, UPVC double glazed

window to front aspect, two radiators, LED down lights throughout, stairs to first floor.

Kitchen/Dining Room
12'2" (3.71m) x 10'11" (3.33m)
Fully fitted kitchen complemented by a hardwood waterfall worktop, composite sink unit and drainer with wall spout mixer tap, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, integrated washing machine, fitted dishwasher, space and plumbing for tumble dryer, tiles to floor, tiled splashback, built in cloak cupboard, integrated combi boiler, LED down lights throughout, UPVC double glazed full width rear elevation bi-folding doors opening to rear garden.

First Floor Stairs & Landing
Landing to bedroom one and two, stairs to bedroom three, LED down lights.
Bedroom One
12'5" (3.78m) Max x 12'1" (3.68m) Max
UPVC double glazed window to front aspect, radiator, two built in wardrobes, LED down lights.

Bedroom Two
9'5" (2.87m) x 8'1" (2.46m)
UPVC double glazed sash style window to rear aspect, two Velux roof windows, radiator.

Bathroom
Modern bathroom suite comprising; bath with rainfall shower over, separate hand shower attachment and wall mounted temperature controls and filler taps, shower screen, wash basin, concealed cistern WC and vanity cupboard unit, tiled splashback, heated towel radiator, fitted wall mirror with tiled surround and vanity wall lights, extractor fan.

Bedroom Three
16'8" (5.08m) Max x 12'11" (3.94m) Max
(Restricted head height) UPVC glazed bespoke dormer window to rear aspect, radiator.

Outside Front
Low maintenance front garden laid to shingle providing off road parking, plants to border, picket fence to border, electrical socket.

Rear Garden
Private and quiet landscaped garden fully enclosed and secure laid to lawn with bordering raised shrub filled planters, two paved patio seating areas for all day access to sunlight, modern storage for wheelie bins and wood store, contemporary summer house with patio doors ready for final fit out for your own bespoke summer house or home office requirements with integral garden/bike shed, outside light and tap, wooden fence to perimeter.

Agents Note
Please note this property has an active right of way over the neighbours property to take out wheelie bins.

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.

- Modernised Character Cottage
- Open Plan Living
- Sought After Quiet Central Location
- Off-Street Parking
- Modern Fitted Kitchen with Integrated Appliances
- Modern Electrics and Combi Gas Central Heating
- Landscaped Low Maintenance Secure Garden
- Contemporary Summer House/Home Office

