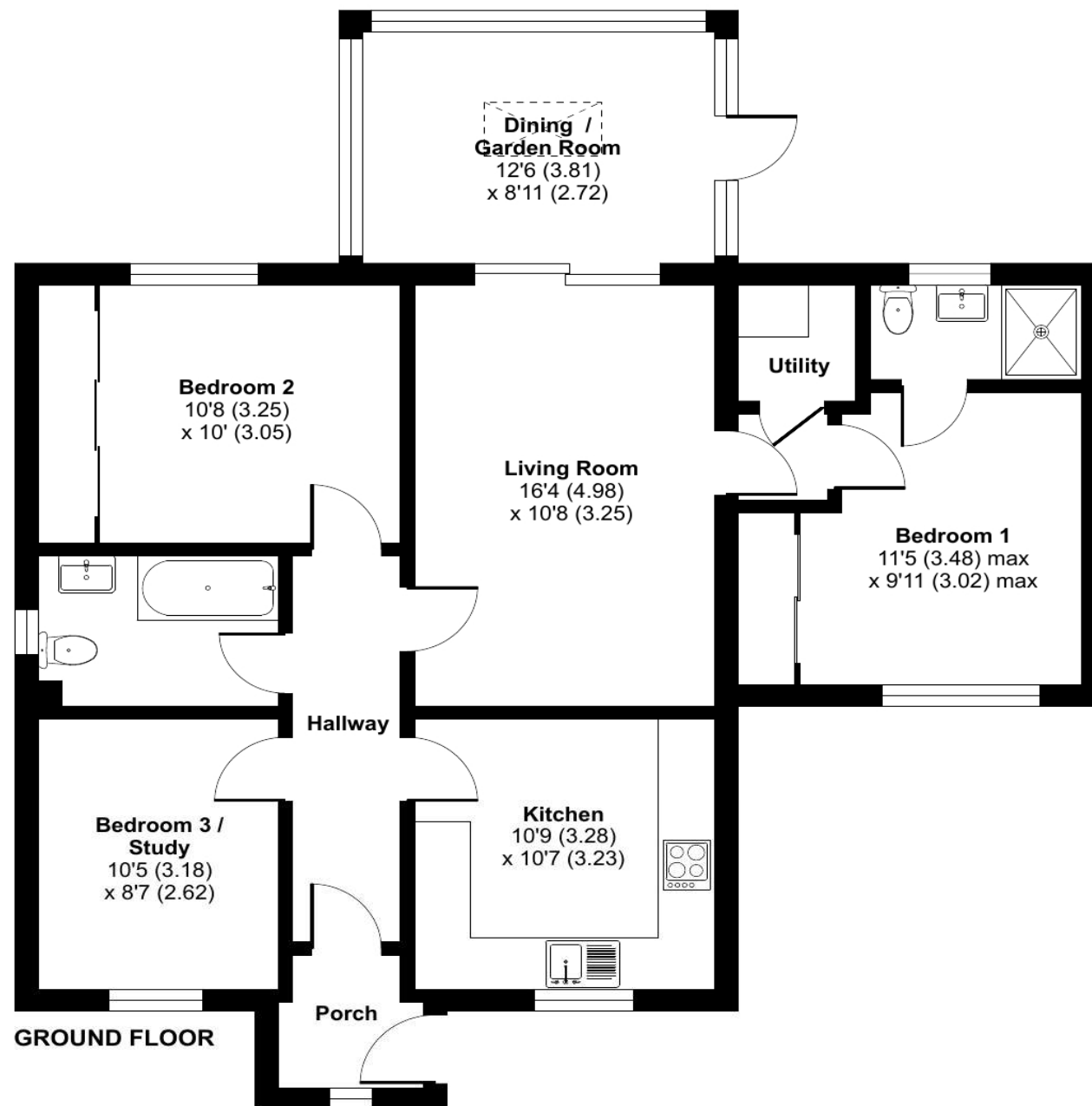


# Ormesby Drive, Swaffham, PE37

Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



## Ormesby Drive, Swaffham, PE37 7SL

Recently updated, modern link-detached bungalow situated on a popular residential development on the edge of Swaffham. The property boasts recently fitted kitchen and bathrooms, utility space, en-suite shower room to bedroom one, garden room/dining room, parking and gardens!

**Offers in Excess of £300,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1073831



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sliding doors, radiator, door leading to en-suite shower room.

#### En Suite Shower Room

Walk in shower cubicle, wash basin set within fitted cabinet, concealed cistern WC (modern Saniflo system), obscure glass UPVC double glazed window to rear aspect, heated towel radiator, extractor fan.

#### Bedroom Two

**10'8" (3.25m) To Wardrobe x 10'0" (3.05m)**

UPVC double glazed window to rear aspect, built in wardrobes with mirrored sliding doors, radiator.

#### Bedroom Three/ Study

**10'5" (3.18m) x 8'7" (2.62m)**

UPVC double glazed window to front aspect, radiator.

#### Bathroom

Modern bathroom suite comprising; P-shaped bath with shower over and shower screen, wash basin set within fitted cabinet, concealed cistern WC, extractor fan, heated towel radiator, obscure glass UPVC double glazed window to side aspect, partially tiled walls.

#### Outside Front

Front garden laid to lawn, driveway providing off road parking, paved pathways leading to front door, gated access to rear garden.

#### Rear Garden

Rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, fish pond, outside tap, external electric socket, two wooden sheds, gated access to front.

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.

- Link-Detached Bungalow
- Three Bedrooms
- Recently Updated
- En-Suite to Master Bedroom
- Newly Fitted Kitchen & Bathrooms
- Garden Room/Dining Room
- Parking & Gardens
- Gas Central Heating
- Popular Residential Area

Situated within a popular residential area on the edge of Swaffham, Longsons are delighted to bring to the market this well presented, recently updated link-detached three bedroom bungalow. The property offers flexible accommodation and boasts recently fitted kitchen and bathrooms, utility space, en-suite shower room to bedroom one, garden room/dining room, parking, gas central heating, gardens and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance porch, hallway, kitchen, lounge, garden room/dining room, inner hallway with utility cupboard, three bedrooms, en-suite shower room to bedroom one, bathroom, gardens, parking, gas central heating and UPVC double glazing.

**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.

#### Entrance Porch

UPVC double glazed entrance door to front aspect, UPVC double glazed window to front aspect.

#### Hallway

UPVC double glazed entrance door to front aspect, loft access, radiator.

#### Lounge

**16'4" (4.98m) x 10'8" (3.25m)**

UPVC double glazed sliding doors opening to garden room, two radiators.

#### Kitchen

**10'9" (3.28m) x 10'7" (3.23m)**

Modern fitted kitchen units to walls and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated ceramic hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, tiled splashback, under unit lighting, UPVC double glazed window to front aspect, radiator.

#### Dining Room / Garden Room

**12'6" (3.81m) x 10'8" (3.25m)**

UPVC double glazed windows with lantern roof, power and lighting, radiator for all year round use, UPVC double glazed door opening to rear garden.

#### Inner Hall

Access to utility cupboard with power and lighting, space for tall upright fridge/freezer, space for tumble dryer, kitchen unit to wall.

#### Bedroom One

**11'5" (3.48m) Max x 9'11" (3.02m) Max**

UPVC double glazed window to front aspect, built in wardrobes with mirrored

