



Bishy Barny Bee Gardens, Swaffham, PE37 8GG

An extremely well presented, modern three bedroom semi-detached house situated on a popular development on the outskirts of Swaffham. This superb property offers en-suite shower room, kitchen/dining room, gardens, parking, UPVC double glazing and gas central heating.

Viewing is highly recommended.

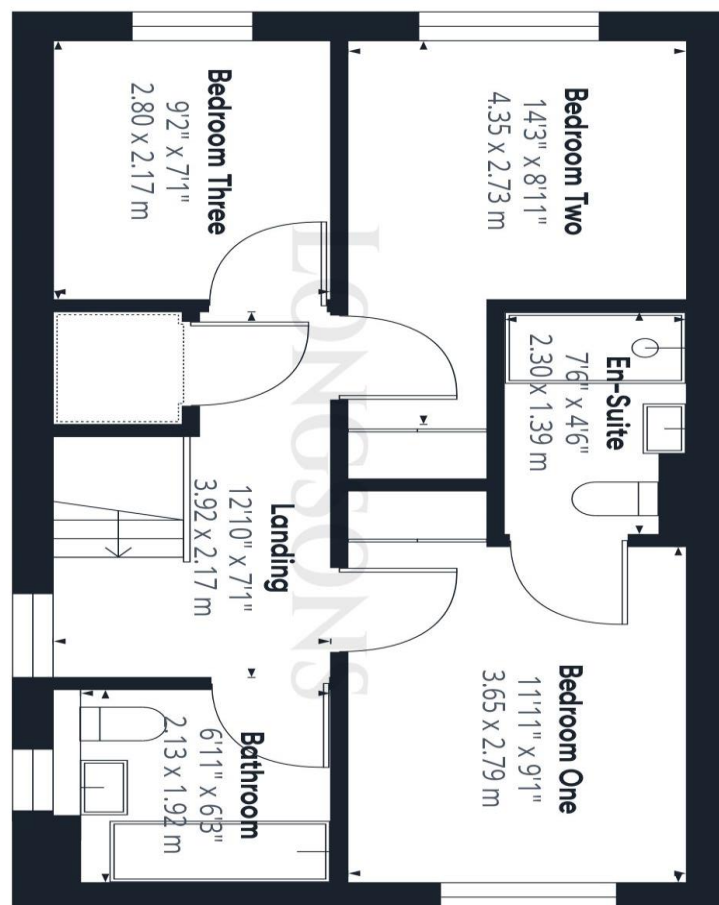
Price £250,000 Freehold



Floor 0



Floor 1





En-Suite Shower Room

Double shower cubicle with rainfall shower head and separate hand shower attachment with wall mounted water controls, concealed cistern WC, wall mounted wash basin, towel radiator, tiled splashback, extract fan.

Bedroom Two

14'3" (4.34m) Max x 8'11" (2.72m)

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

Bedroom Three

9'2" (2.79m) x 7'1" (2.16m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Double ended bath with rainfall shower head over and separate retractable hand shower attachment, wall mounted water controls and shower screen, concealed cistern WC, wall mounted wash basin, tiled splashback, towel radiator, obscure glass UPVC double glazed window to side aspect, extractor fan.

Outside Front

Low maintenance front garden laid to stone chippings, path to front door, outside lights, path and gated access to rear garden, allocated parking space.

Rear Garden

Enclosed rear laid to lawn, paved patio seating area, wooden garden shed, outside lights, outside tap, wooden garden fence to perimeter, gated access to front.

Agent's Notes

EPC rating B84 (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.

- Semi-Detached House
- Three Bedrooms
- Kitchen/Dining Room
- En-Suite Shower Room
- Two Allocated Parking Spaces
- Gardens
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented, modern three bedroom semi-detached house. This superb property, offers kitchen/dining room, ground floor cloakroom, en-suite shower room to bedroom one, gardens, parking, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, kitchen/dining room, lounge, cloakroom with WC, three bedrooms, en-suite shower room, family bathroom, two allocated parking spaces, gardens, gas central heating, 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 surgery's, 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 Hall

Composite entrance door to front, built-in storage cupboard with double doors, radiator.

Kitchen/Dining Room

16'3" (4.95m) Max x 13'6" (4.11m) Max

Modern fitted kitchen units to walls and floor complemented by a work surface over, composite one and a half bowl sink unit with retractable mixer tap and drainer, integrated gas hob with extractor hood over, integrated electric oven, integrated combi

microwave/oven, integrated dishwasher, integrated fridge/freezer, UPVC double glazed window to front aspect, stairs to first floor, built-in utility cupboard with space and plumbing for washing machine also housing hot water cylinder, porcelain tiles to floor.

Lounge

16'6" (5.03m) x 10'7" (3.23m)

UPVC double glazed bi-folding doors opening to rear garden, radiator.

Cloakroom

Wall mounted wash basin, concealed cistern WC, tiled splashback, extractor fan, radiator.

Stairs and Landing

UPVC double glazed window to side aspect, built-in storage cupboard, radiator.

Bedroom One

11'11" (3.63m) x 9'1" (2.77m)

Built-in wardrobe, UPVC double glazed window to rear aspect, radiator, door to en-suite shower room,

