



### Brancaster Way, Swaffham, PE37 7RY

ABSOLUTELY FANTASTIC! Recently fully updated throughout, detached two double bedroom bungalow, situated on a popular development on the outskirts of Swaffham. This superb property is ready to move into straight away with new kitchen, bathroom, decor, floorings, landscaped gardens and much more....

**Price £299,500 Freehold**







### Bathroom

Bathroom suite comprising 'P' shaped bath with centrally mounted taps, shower over and shower screen, wash basin set within fitted cabinet, WC, fitted cupboard housing gas combi central heating boiler, tall vertical radiator, tiled splashback, obscure glass UPVC double glazed window to rear aspect, extractor fan.

### Garage

Remote control motorised roller door to front aspect, entrance door opening to rear garden, electric power and light.

### Outside Front

Very well presented low maintenance front garden laid to coloured stone chippings, driveway to garage providing off road parking, outside light, newly laid path to front door, gated access to rear garden.

### Rear Garden

Enclosed low maintenance rear and side garden, recently laid paved patio seating area, paved paths and further paved seating area to side, coloured stone chippings to beds and borders, shrubs to raised planter, wooden garden shed, outside lighting, outside tap, wooden fence to perimeter, gated access to front.

### Agents Note

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.

- ABSOLUTELY FANTASTIC Detached Bungalow
- Two Double Bedrooms
- Recently Fully Updated T
- New Kitchen & Bathroom
- New Floorings & Decor
- Open Plan Kitchen/Dining/Living Room
- Low maintenance Landscaped Gardens
- Garage + Parking
- Gas Central Heating
- New UPVC Double Glazing

Situated on a popular development on the outskirts of Swaffham Longsons are delighted to bring to the market this ABSOLUTELY FANTASTIC, recently fully updated, two double bedroom detached bungalow. This superb property now feels like new and is ready to just move in! The property boasts new kitchen, new bathroom, fully updated decor, new floorings throughout, skimmed ceilings, spotlights, low maintenance landscaped gardens. Further benefits include garage with electric roller door, parking, gas central heating and new UPVC double glazing. The property has also been rewired throughout, including the garage, with new consumer unit.

EARLY VIEWING IS A MUST!

Briefly, the property offers entrance hall, open plan kitchen/dining/living room, two double bedrooms, bathroom, 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

Recently installed composite entrance door to front aspect, built in storage cupboard, radiator.

### Open Plan Kitchen/Dining/Living Room

**14'10" (4.52m) Max x 23'10" (7.26m) Max**

Fitted kitchen units, work surface over, stainless steel one and a half bowl sink unit, integrated induction hob with extractor hood over, integrated Bosch electric oven, integrated combination oven/microwave/grill, integrated fridge/freezer, integrated dishwasher, entrance door opening to rear garden, UPVC double glazed windows to front and rear aspects, two radiators.

### Bedroom One

**12'5" (3.78m) x 12'0" (3.66m)**

UPVC double glazed window to front aspect, radiator.

### Bedroom Two

**12'4" (3.76m) x 11'4" (3.45m)**

UPVC double glazed window to rear aspect, radiator.

