



Hamilton Close, Swaffham, PE37 7TA

CHAIN FREE!

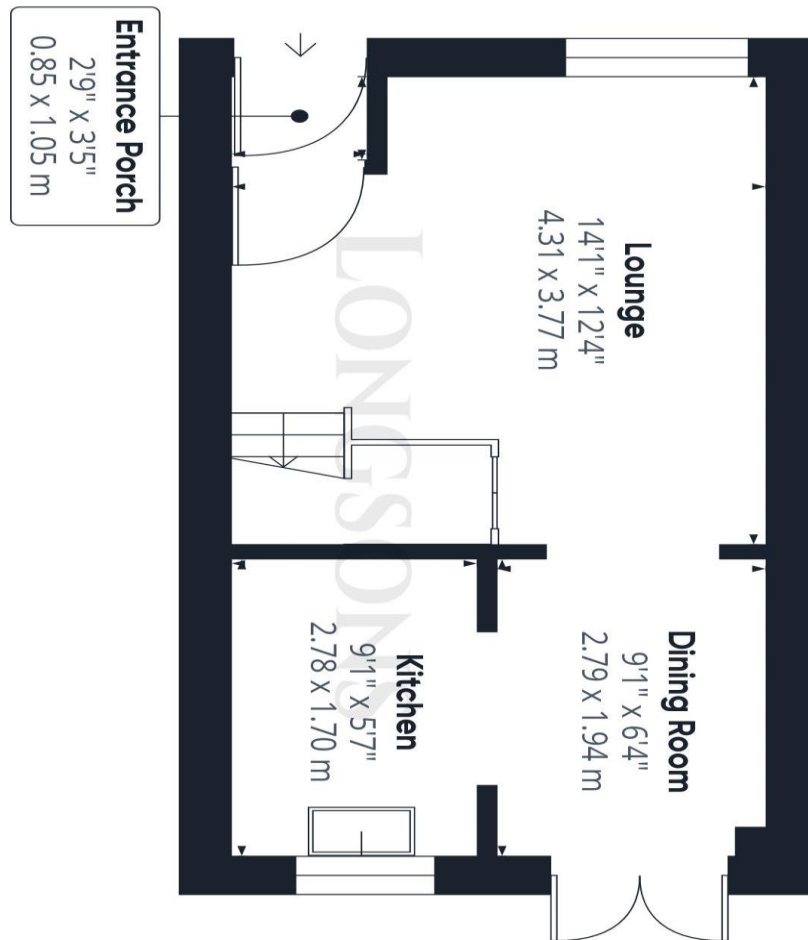
Modern, two bedroom, end terraced house situated at the end of a cul-de-sac on the popular Heathlands development in Swaffham. The property boasts two reception rooms, gardens, parking, gas central heating and UPVC double glazing.

Price £170,000 Freehold

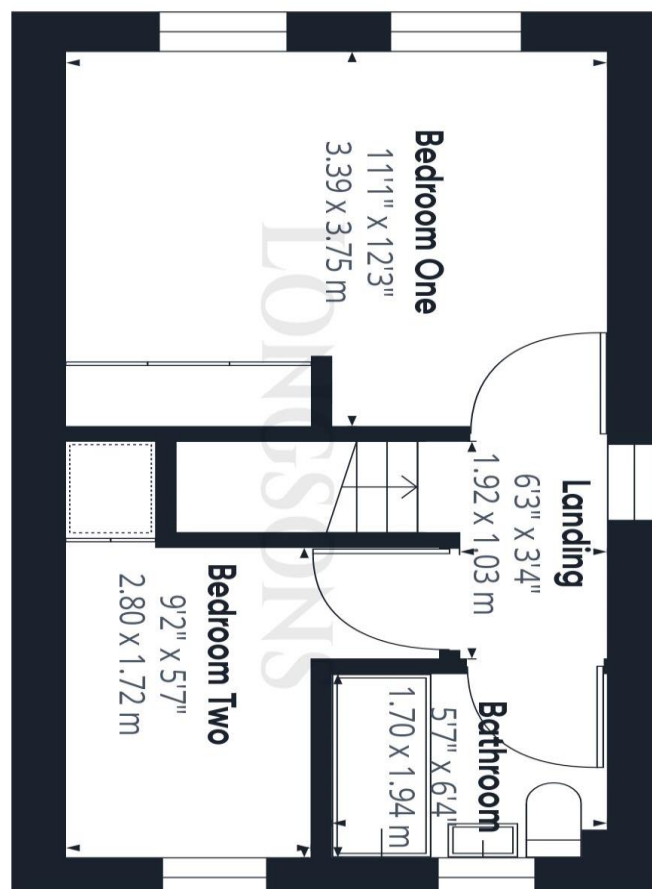


Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

Floor 0



Floor 1



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Bathroom

Bathroom suite comprising bath with mixer shower over and shower curtain, wash basin, WC, tiled splashback, extractor fan, radiator and electric towel radiator, double glazed obscure glass window to rear aspect.

Outside Front

Small front garden laid to low maintenance pebbles with a selection of shrubs, allocated parking space, gated access to rear garden.

Rear Garden

Delightful, enclosed, well maintained established rear garden, paved patio seating area, selection of shrubs and plants to raised beds, circular feature laid to granite chippings, wooden garden shed, wooden fence to perimeter, outside lights, gated access to front.

Agents Notes

EPC rating TBC (Full copy available on request)
Council tax band B (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.

- Well Presented
- Modern End Terrace
- Two Bedrooms
- Two Reception Rooms
- Gardens
- Parking
- Double Glazing
- Gas Central Heating
- CHAIN FREE!

Situated at the end of a cul-de-sac on the popular heathlands development in Swaffham, Longsons are delighted to bring to the market this delightful, modern, two bedroom end terraced house. The property boasts two reception rooms, gardens, parking, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers, entrance porch, lounge, dining room, kitchen, two bedrooms, bathroom, gardens, parking, gas central heating and double glazing.

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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 and approx 30 miles to the city of Norwich, with

excellent bus services to local villages and surrounding towns and cities.

Entrance Porch

UPVC double glazed entrance door to front aspect, door opening to lounge.

Lounge

14'1" (4.29m) Max x 12'4" (3.76m) Max

UPVC double glazed window to front aspect, understairs storage cupboard, stairs to first floor, radiator, arched opening through to dining room.

Dining Room

9'1" (2.77m) x 6'4" (1.93m)

UPVC double glazed French doors opening to rear garden, radiator, arched opening through to kitchen.

Kitchen

9'1" (2.77m) x 5'7" (1.7m)

Fitted kitchen units to walls and floor complemented by worksurface over, stainless steel sink unit with mixer tap and drainer, space for oven with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, extractor fan, wall mounted gas central heating boiler, UPVC double glazed window to rear aspect.

Stairs & Landing

Double glazed window to side aspect.

Bedroom One

12'3" (3.73m) x 11'1" (3.38m)

Built-in wardrobes, two UPVC double glazed windows to front aspect, radiator.

Bedroom Two

9'2" (2.79m) x 5'7" (1.7m)

Double glazed window to rear aspect, built in cupboard housing hot water cylinder, radiator.

