



Longfields, Swaffham, PE37 7RH

An extremely well presented, extended, spacious, detached three bedroom bungalow, conveniently situated within easy reach of Swaffham town centre. This superb property offers two reception rooms, kitchen/breakfast room, garage, ample parking, gardens, gas central heating and UPVC double glazing.

Price £325,000 Freehold



Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this extremely well presented extended, spacious, three bedroom detached bungalow. This superb property offers two reception rooms, kitchen/breakfast room, garage, ample parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, garden room, kitchen/breakfast room, three bedrooms, shower room, 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

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

Lounge

21'0" (6.4m) x 9'11" (3.02m)

Modern wall mounted electric heater, UPVC double glazed French doors opening to garden room, UPVC double glazed window to rear aspect, radiator.

Garden Room

17'11" (5.46m) x 9'0" (2.74m)

(Currently used as a dining room)

UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear and side aspects, radiator.

Kitchen/Breakfast Room

15'10" (4.83m) x 10'0" (3.05m)

Range of modern units to walls and floor complemented by a Corian worktop with one and a half sink unit, drainer and mixer tap, tiled splashback, integrated electric oven, integrated oven/microwave, gas hob with extractor hood over, intergrated fridge/freezer, wall mounted kitchen unit concealing gas central heating boiler, space and plumbing for washing machine and dishwasher, ceramic tiles to floor, two built-in storage cupboards, one housing the hot water tank, dining area with room for a table, radiator.

Bedroom One

14'10" (4.52m) x 12'11" (3.94m)

Matching fitted wardrobes, dressing table and computer desk, UPVC

double glazed window to front aspect, radiator.

Bedroom Two

11'6" (3.51m) x 8'9" (2.67m)

UPVC double glazed window to front aspect, radiator.

Bedroom Three

9'11" (3.02m) x 7'11" (2.41m)

UPVC double glazed window to front aspect, radiator.

Shower Room

Double shower cubicle, wash basin and WC both set within fitted cabinet, obscure glass UPVC double glazed window to side aspect, towel radiator.

Garage

Main up and over door to front aspect, entrance door and window to side aspect, electric light and power.

Outside Front

The front garden is laid to lawn, driveway leading to garage door, additional parking area laid to shingle proving off road parking for several

vehicles, outside light, gated access to rear garden.

Rear Garden

Well maintained enclosed rear garden laid to lawn, paved patio seating area, outside light, shrubs and plants to borders, outside tap, wooden fence to perimeter, wooden garden shed, area to side laid to shingle, gated access to front.

Agents Note

EPC rating TBC (Full copy available on request)

Council tax band C (Own enquiries should be make 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.

- Extended Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Extremely Well Presented
- Easy Reach Of Town Centre
- Garage + Ample Parking
- Gardens
- Gas Central Heating
- UPVC Double Glazing

