



Ranworth Close, Swaffham, PE37 7ST

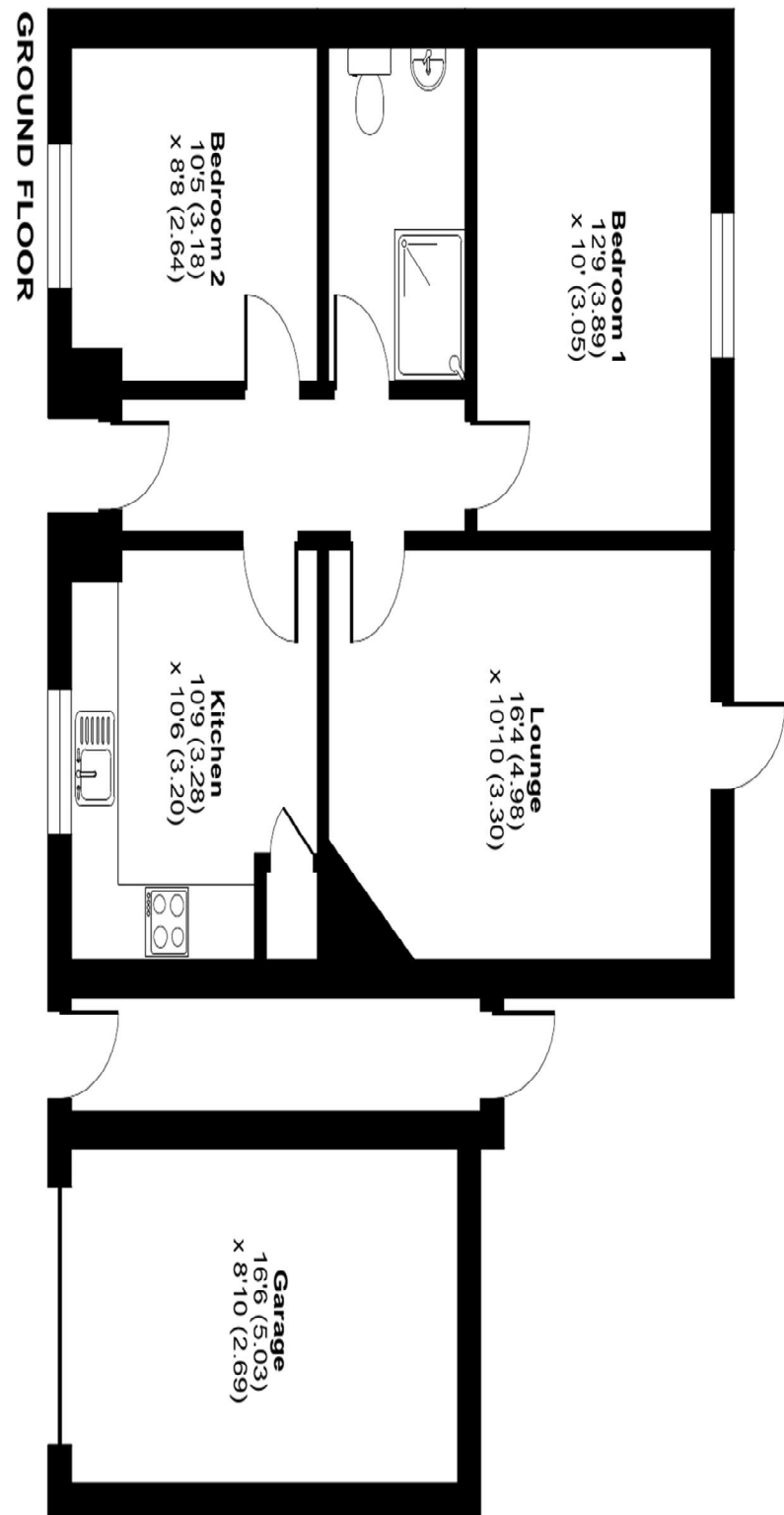
Well presented, link-detached two bedroom bungalow situated on the edge of the popular market town of Swaffham, the property offers, shower room, garage, off-road parking, gardens, gas central heating and UPVC double glazing.

Price £270,000 Freehold



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Approximate Area = 647 sq ft / 60.1 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 792 sq ft / 73.6 sq m
For identification only - Not to scale





Agent's Notes

EPC rating D68 (Full copy available on request)
Council tax band B (Own enquiries should be make via Breckland District Council)

Please note the field to rear boundary is actively being developed by Abel Homes, further details available on the Breckland council planning portal.

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
- Two Bedrooms
- Established Garden
- Off-Road Parking
- Garage
- Town Location
- Gas Central Heating
- UPVC Double Glazing

Situated in a popular area on the edge of the market town of Swaffham, Longsons are delighted to bring to the market this very well presented detached two bedroom link-detached bungalow. The property offers, kitchen, modern shower room, landscaped gardens, garage, UPVC double glazing and gas central heating. Viewing highly recommended!

Briefly the property offers; Entrance hall, kitchen, lounge, two double bedrooms, shower room, established rear garden, low maintenance front garden, driveway providing off-road parking, garage, gas central heating and UPVC double glazing throughout.

Swaffham is a popular Norfolk market town with a good selection of shops and restaurants. The town is well catered for with local supermarkets, an excellent Saturday markets, three doctors surgeries and free parking throughout the town. The city of Norwich approximately 30 miles, with excellent bus services to local villages and surrounding towns and villages.

Entrance Hall

UPVC double glazed entrance door, radiator. Loft access.

Kitchen

10'9" (3.28m) x 10'6" (3.2m)
Range of kitchen units to walls and floor complemented by a worktop over with stainless steel sink unit and mixer tap, space for cooker with extractor hood over, space and plumbing for washing machine and dishwasher, space for tall fridge.freezer, pantry cupboard, UPVC double glazed window to front aspect.

Lounge

16'4" (4.98m) x 10'10" (3.3m)
UPVC double glazed French door opening to rear garden with two UPVC double glazed panels with windows to either side, radiator.

Bedroom One

12'9" (3.89m) x 10'0" (3.05m)
UPVC double glazed window to rear aspect, radiator.

Bedroom Two

10'5" (3.18m) x 8'8" (2.64m)
UPVC double glazed window to front aspect, radiator.

Shower Room

Double shower cubicle with mains shower over, vanity sink unit, WC, partially tiled walls, tiles to floor, radiator and UPVC obscured double glazed window to side aspect.

Garage

Up and over door to front, lights and electric sockets.

Outside Front

Driveway laid to brickweave, path to front door, slate chipping borders with established shrubs, door leading to passageway gaining access to rear garden.

Rear Garden

Fully enclosed rear garden mainly laid to lawn, patio area with raised deck, path leading to rear of garden, pebbled border to side, rear border incorporating established plants and shrubs. with a second patio area.

