

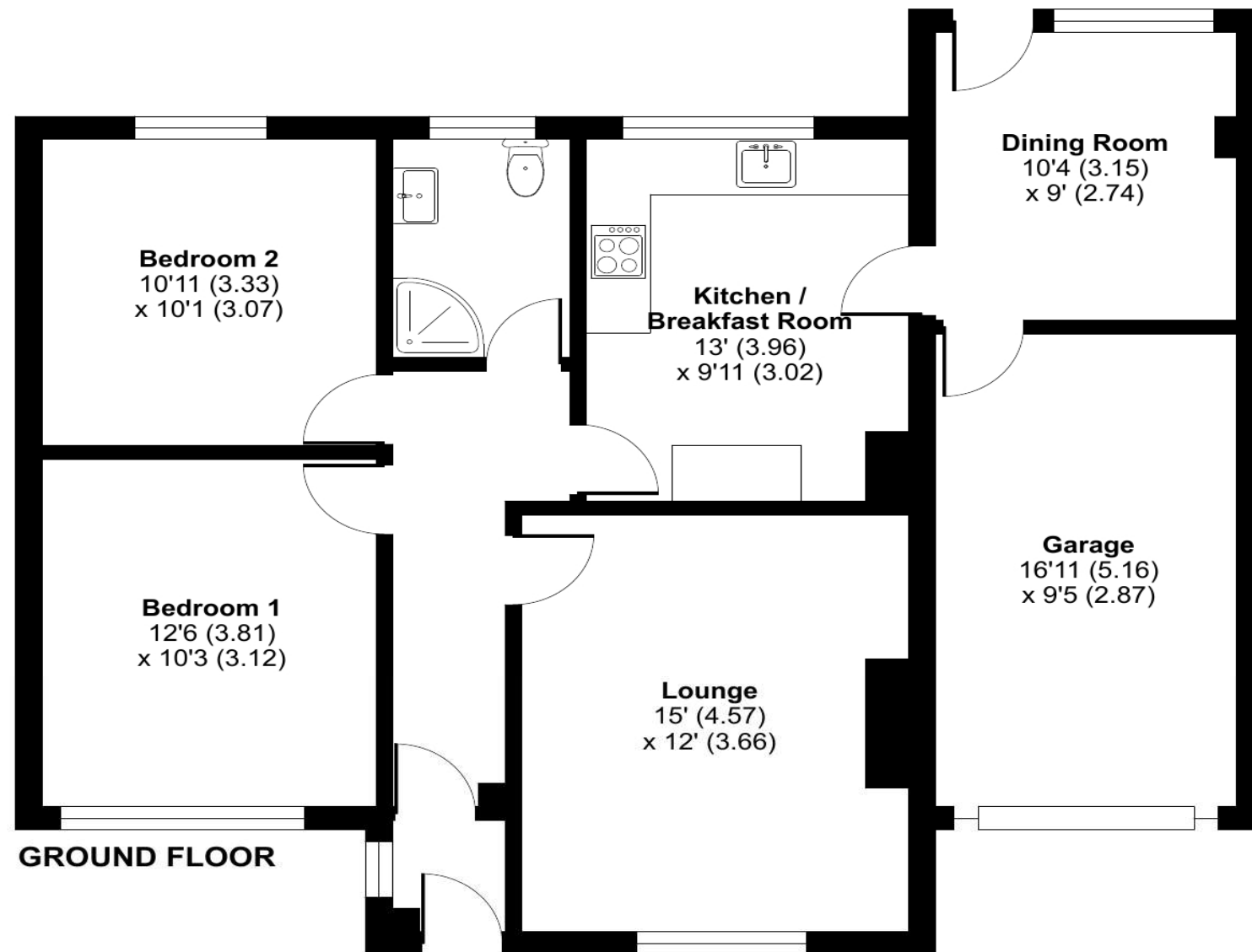
Greenhoe Place, Swaffham, PE37

Approximate Area = 818 sq ft / 75.9 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 977 sq ft / 90.6 sq m

For identification only - Not to scale



GROUND FLOOR



14 Greenhoe Place, Swaffham, PE37 7EX

Offered CHAIN FREE!

Well presented detached two bedroom bungalow situated on a popular development in Swaffham. The property offers two reception rooms, garage, parking, gardens, gas central heating, and UPVC double glazing.

Offers in Excess of £270,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1108234



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

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Shower Room

Shower cubicle, wash basin, WC, tiled splashback, obscure glass
UPVC double glazed window to rear aspect, radiator.

Garage

16'11" (5.16m) x 9'5" (2.87m)

Remote control motorised up and over main door to front aspect, electric power and light, wall mounted modern gas central heating boiler.

Outside Front

Well maintained front garden laid to lawn, driveway laid to block paving providing off road parking, selection of established shrubs and plants, shrubs and ornamental trees to beds and borders, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn paved patio seating area, shrubs and plants to beds and borders, outside lights, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating D61 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Two Bedrooms
- Popular Location
- Two Reception Rooms
- Garage and Parking
- Gas Central Heating
- UPVC Double Glazing

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.

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market, this well presented, detached two bedroom bungalow. The property boasts two reception rooms, garage, parking, gardens, gas central heating, and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance porch, entrance hall, lounge, kitchen, dining room, two bedrooms, shower room, garage, gardens, parking, 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 as 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 Porch

UPVC double glazed entrance door to front aspect, obscure glass window to side aspect.

Entrance Hall

Double glazed entrance door opening to entrance porch, radiator, wooden parquet flooring.

Lounge

15'0" (4.57m) x 12'0" (3.66m)

Feature fireplace with inset live flame gas fire, UPVC double glazed window to front aspect, radiator.

Kitchen/Breakfast Room

13'0" (3.96m) x 9'11" (3.02m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, integrated wine rack, space for electric cooker with extractor hood over, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to rear aspect, radiator.

Dining Room

10'4" (3.15m) x 9'0" (2.74m)

Double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect, radiator, door to integral garage.

Bedroom One

12'6" (3.81m) x 10'3" (3.12m)

UPVC double glazed window to front aspect, radiator.

Bedroom Two

10'11" (3.33m) x 10'1" (3.07m)

UPVC double glazed window to rear aspect, radiator.

