

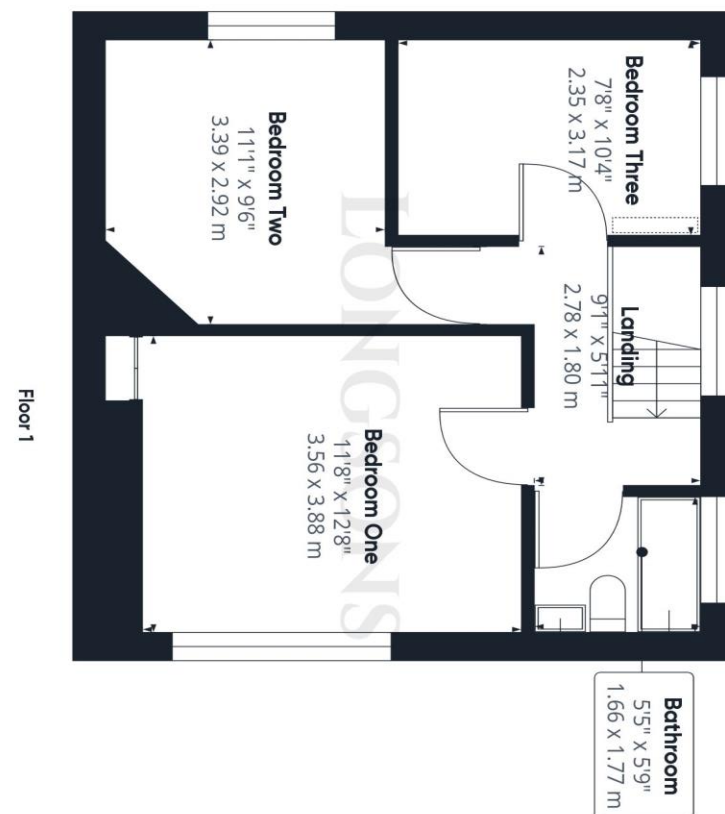
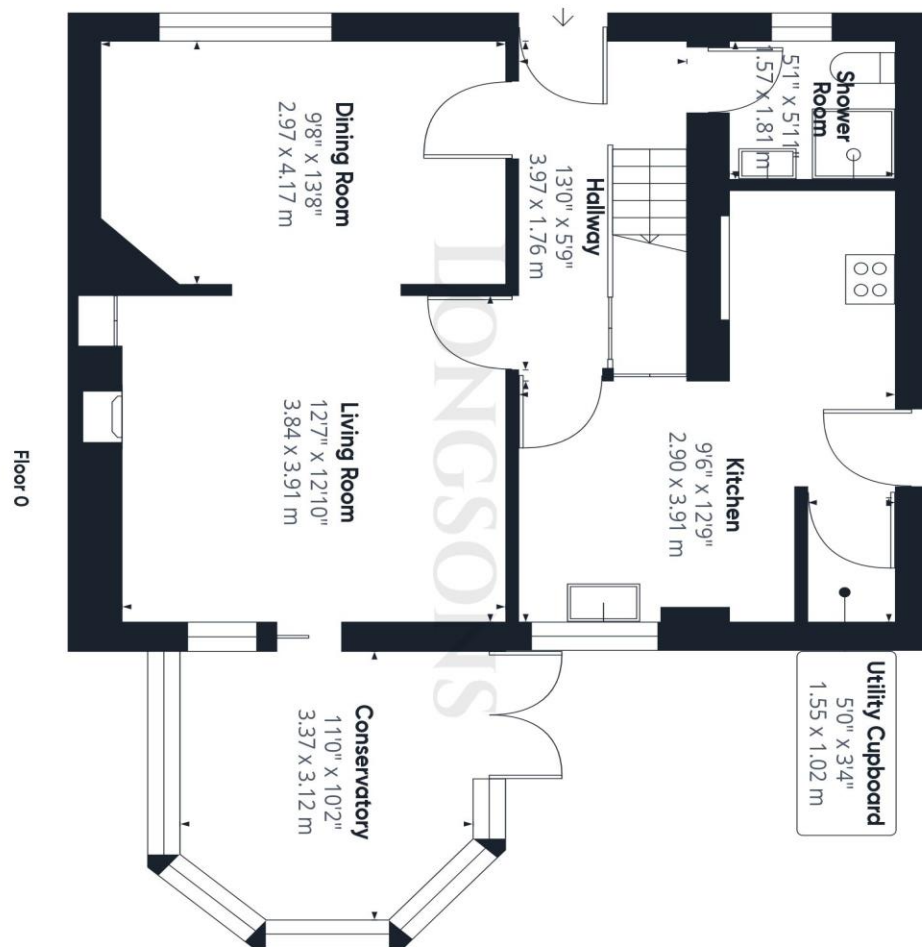


## The Crescent, Swaffham, PE37 7QZ

Extremely well presented, semi-detached three bedroom house conveniently situated close to schools and town amenities. This fantastic charming property offers kitchen and utility, log burning stove, shower room and bathroom, conservatory, good sized gardens and parking.

Viewing highly recommended!

**Price £300,000 Freehold**







Conveniently situated close to local schools and town centre amenities, Longsons are delighted to bring to the market this extremely well presented, charming semi-detached three bedroom house. This fantastic property has much to offer and includes good sized well presented gardens, parking for several vehicles, log burning stove, kitchen with utility cupboard, conservatory, shower room AND bathroom, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge/dining room, conservatory, kitchen, utility cupboard, ground floor shower room, stairs and landing, three bedrooms, bathroom, gardens, parking for several vehicles, 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**

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

#### **Kitchen**

**12'9" (3.89m) Max x 9'6" (2.9m) Max**

Bespoke fitted kitchen units to walls and floor complemented by an oak work surface over, enamel sink unit with mixer tap and drainer, space for

large Range style cooker with extractor hood over, space and plumbing for dishwasher, space for tall upright fridge/freezer, modern wall mounted gas central heating boiler, space for under counter fridge/wine cooler, entrance door opening to rear garden, tiles to floor, tiled splashback, UPVC double glazed window to rear.

#### **Dining Room**

**13'8" (4.17m) x 9'8" (2.95m)**

UPVC double glazed window to front.

#### **Lounge**

**12'10" (3.91m) x 12'7" (3.84m)**

Feature fireplace with inset log burning stove, sliding patio doors opening to conservatory.

#### **Conservatory**

**11'0" (3.35m) Max x 10'2" (3.1m) Max**

Modern UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, tiles to floor, radiator providing year round usage.

#### **Utility Cupboard**

Space and plumbing for washing machine, space for tumble dryer, obscure glass UPVC double glazed window to rear.

#### **Shower Room**

Shower cubicle, wash basin, WC, towel radiator, tiles to floor, obscure glass UPVC double glazed window to front, extractor fan.

#### **Stairs and Landing**

UPVC double glazed window to side.

#### **Bedroom One**

**12'8" (3.86m) x 11'8" (3.56m)**

Built-in cupboard, UPVC double glazed window to rear, radiator.

#### **Bedroom Two**

**11'1" (3.38m) x 9'6" (2.9m)**

UPVC double glazed window to front, radiator.

#### **Bedroom Three**

**10'4" (3.15m) x 7'8" (2.34m)**

UPVC double glazed window to side, radiator.

#### **Bathroom**

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, obscure glass UPVC double glazed window to side, towel radiator, tiled splashback.

#### **Outside Front**

Low maintenance front garden laid to shingle, shrubs and plants to raised beds, driveway providing ample

parking for several vehicles, EV car charging point, outside lights, gated access to rear garden.

#### **Rear Garden**

Good size, well presented 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 C71 (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.

- Semi-Detached House
- Three Bedrooms
- Conservatory
- Energy Efficiency Rating C71
- Shower Room AND Bathroom
- Parking and Generous Gardens
- UPVC Double Glazing
- Gas Central Heating
- Log Burning Stove

