

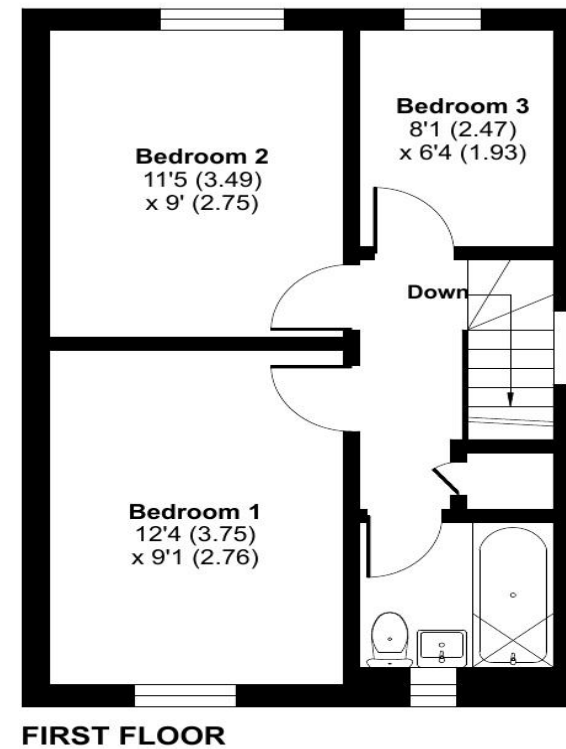
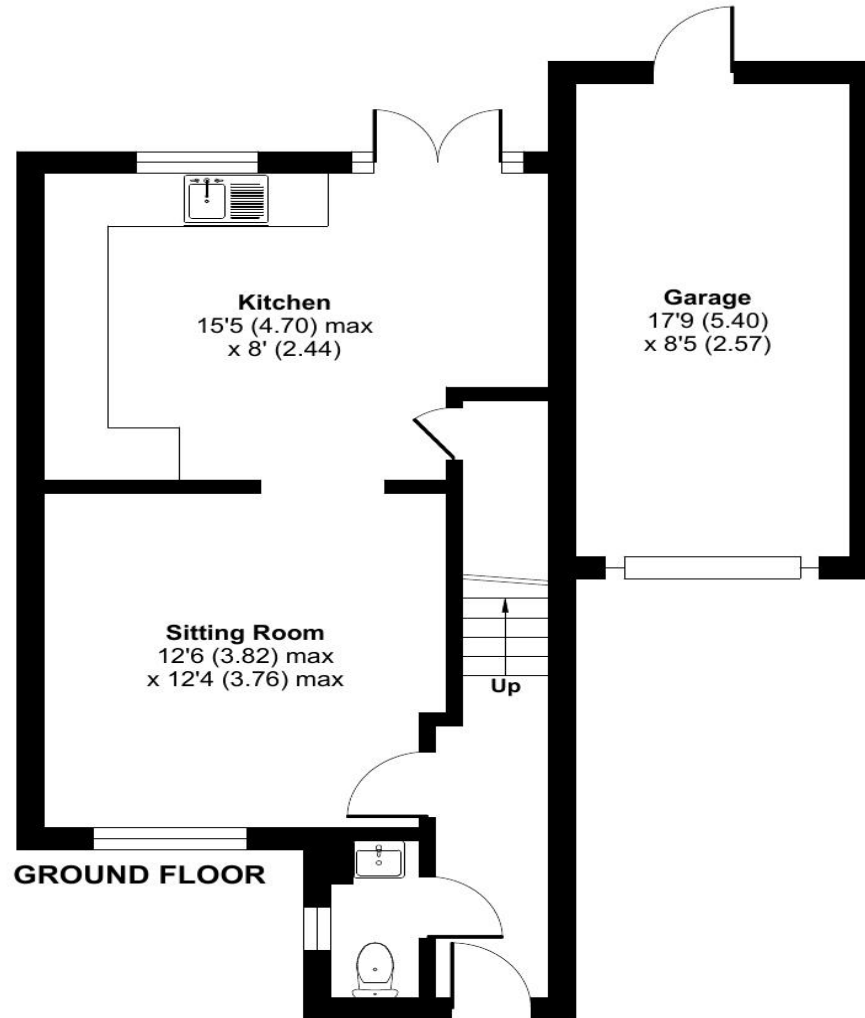
Hamilton Close, Swaffham, PE37

Approximate Area = 800 sq ft / 74.3 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 949 sq ft / 88.1 sq m

For identification only - Not to scale



Hamilton Close, Swaffham, PE37 7TA

CHAIN FREE! Immaculate three bedroom link-detached house situated on the popular heathlands development in Swaffham.

The property has been recently updated throughout and offers kitchen/dining room, cloakroom with WC, garage, gardens, parking, gas central heating and UPVC double glazing.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1303763



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

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



Situated on the popular Heathlands development in Swaffham, Longsons are delighted to bring to the market this modern link-detached three bedroom house.

The property has been recently updated throughout to a high standard and offers integrated appliances to the newly fitted kitchen/dining room, cloakroom with WC, garage, gardens, parking, gas central heating and UPVC double glazing.

Offered - CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, 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, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Composite entrance door to front, stairs to first floor, radiator.

Lounge

12'6" (3.81m) Max x 12'4" (3.76m) Max

UPVC double glazed window to front, radiator, opening through to dining room.

Kitchen/Dining Room

15'5" (4.7m) Max x 8'0" (2.44m)

Newly fitted kitchen units to walls and floor with kick board lighting, worksurface over, one and a half bowl composite sink unit with mixer tap and drainer, integrated electric oven, integrated electric hob with extractor

hood over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, wall mounted gas central heating boiler within fitted cabinet, tiled splashback, UPVC double glazed window to rear, UPVC double glazed French doors opening to rear garden, radiator, understairs cupboard.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to side, radiator.

Stairs and Landing

Built-in cupboard housing hot water cylinder, obscure glass UPVC double glazed window to side aspect, loft access.

Bedroom One

11'5" (3.48m) x 9'0" (2.74m)

UPVC double glazed window to front, radiator.

Bedroom Two

12'4" (3.76m) x 9'1" (2.77m)

UPVC double glazed window to rear, radiator.

Bedroom Three

8'1" (2.46m) x 6'4" (1.93m)

UPVC double glazed window to rear aspect, radiator.

Bathroom

Newly fitted bathroom suite comprising bath with shower over and shower screen, washbasin, WC, obscure glass UPVC double glazed window to front, partly tiled walls, towel radiator.

Garage

17'9" (5.41m) x 8'5" (2.57m)

Electric motorised roller door to front, personnel door opening into rear garden, electric lights and power.

Outside Front

Low maintenance front garden laid to bark, driveway providing off-road parking, door canopy providing shelter, outside lights, pathway leading to gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, plants and shrubs to beds and borders, outside

light, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C74 (Full copy available on request)

Council tax band C (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.

- Three Bedroom Link-Detached House
- Recently Updated Throughout
- Newly Fitted Kitchen/Dining Room
- Energy Efficiency Rating C74
- Garage, Parking and Gardens
- UPVC Double Glazing and Gas Central Heating
- Offered Chain Free!
- Viewing Highly Recommended

