

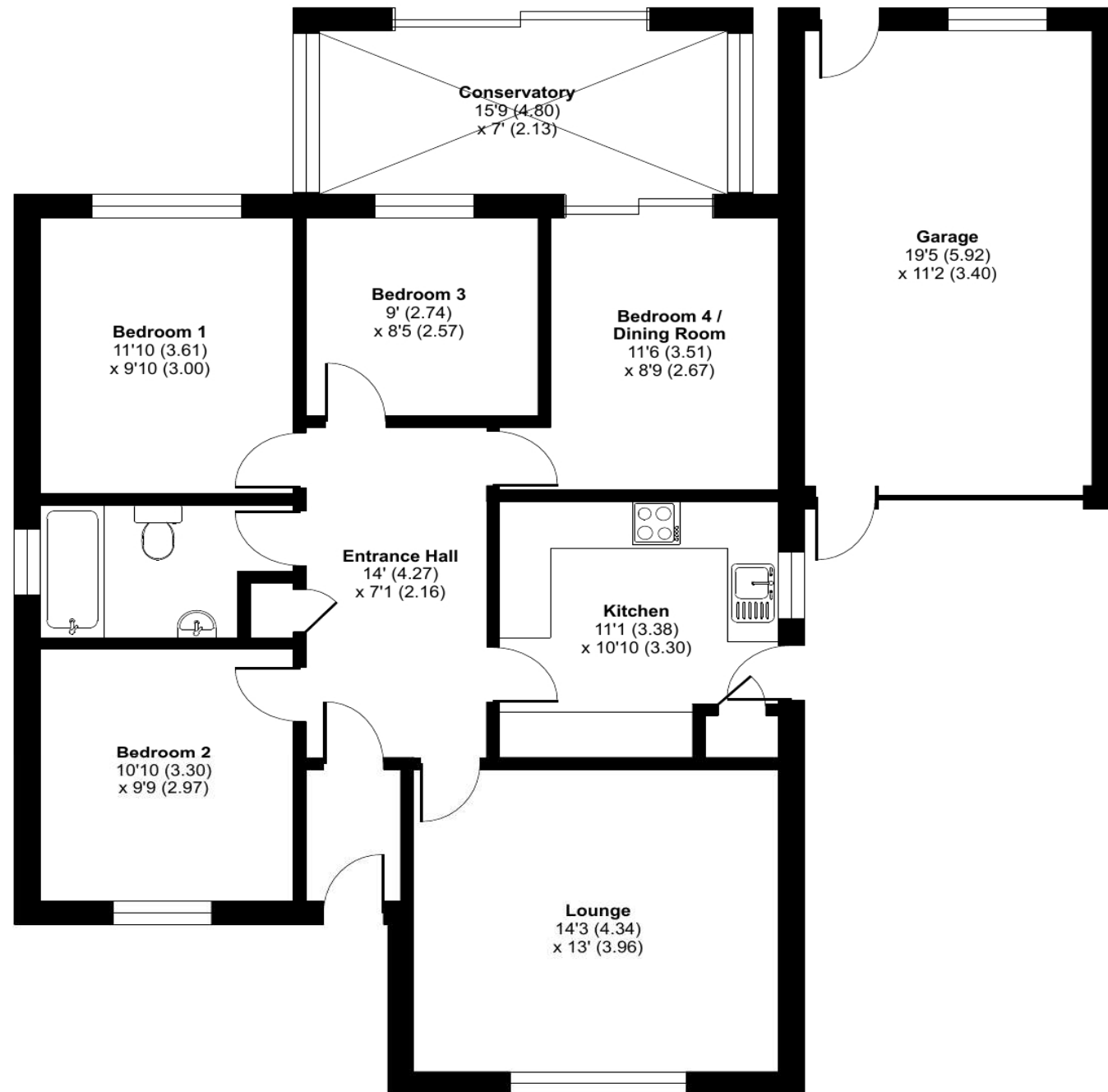
Greenhoe Place, Swaffham, PE37

Approximate Area = 1070 sq ft / 99.4 sq m

Garage = 218 sq ft / 20.2 sq m

Total = 1288 sq ft / 119.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1210761



Greenhoe Place, Swaffham, PE37 7EX

CHAIN FREE!

Spacious detached, modernised 3 bedroom bungalow situated on a popular development in Swaffham. This fantastic property offers 2 reception rooms, brand new kitchen & bathroom, new ceilings and floor coverings. Garage, parking, gardens, gas central heating & UPVC double glazing.

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Bedroom One
11'10" (3.61m) x 9'10" (3m)
UPVC double glazed window to rear, radiator.

Bedroom Two
10'10" (3.3m) x 9'9" (2.97m)
UPVC double glazed window to front, radiator.

Bedroom Three
9'0" (2.74m) x 8'5" (2.57m)
UPVC double glazed window to rear, radiator.

Bathroom
Brand new bathroom suite comprising bath with mixer tap, shower over and shower screen, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side.

Garage
19'5" (5.92m) x 11'2" (3.4m)
Remote control motorised main up and over door to front, personnel entrance doors to both front and rear, window to rear, electric lights and power.

Outside Front
Front garden laid to low maintenance shingle, driveway providing ample parking laid to block paving, outside light, wooden fence to perimeter.

Rear Garden
Enclosed rear garden backing onto parkland, garden laid to lawn, paved patio seating area, wooden garden shed, shrubs and plants to beds and borders, outside tap, wooden fence to perimeter.

Agent's Notes
EPC rating C71 (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.

- Modernised Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Newly Fitted Roofs
- Brand New Fitted Kitchen and Bathroom
- Garage, Gardens and Parking
- Conservatory
- UPVC Double Glazing and Gas Central Heating
- New Floor Coverings
- CHAIN FREE!

Situated in a popular development in Swaffham, Longsons are delighted to bring to the market this detached, spacious three bedroom bungalow. The property has been recently modernised and offers new kitchen with brand new appliances, two reception rooms, new bathroom suite, newly fitted roof, new floor coverings throughout, smooth plastered ceilings, modern gas central heating, conservatory, garage, parking, gardens and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance hall, inner hall, lounge, dining room, kitchen, conservatory, three bedrooms, bathroom, 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.

Entrance Hall
UPVC double glazed entrance door to front, radiator.

Inner Hall
14'0" (4.27m) x 7'1" (2.16m)
Built-in cupboard housing hot water cylinder, loft access, radiator.

Lounge
14'3" (4.34m) x 13'0" (3.96m)
UPVC double glazed window to front, radiator.

Kitchen
11'1" (3.38m) x 10'10" (3.3m)
Brand new fitted kitchen units to walls and floor complemented by a solid oak work surface over, composite one and a half bowl sink unit with mixer tap and drainer, all appliances are brand new including; integrated induction hob with extractor hood over, integrated double electric oven, integrated washing machine, integrated dishwasher and integrated fridge/freezer, built-in cupboard with modern gas central heating boiler, UPVC double glazed entrance door opening to side, UPVC double glazed window to side.

Dining Room
11'6" (3.51m) x 8'9" (2.67m)
UPVC double glazed sliding patio doors opening to conservatory, radiator.

Conservatory
15'9" (4.8m) x 7'0" (2.13m)
Fully glazed lean-to style conservatory with sliding double doors opening to rear garden, electric power socket.

