

Southlands, Swaffham, PE37

Approximate Area = 756 sq ft / 70.2 sq m

Garage = 183 sq ft / 17 sq m

Total = 939 sq ft / 87.2 sq m

For identification only - Not to scale



Southlands, Swaffham, PE37 7PF

CHAIN FREE! Detached two bedroom bungalow, situated on the ever popular Southlands development, The property offers two reception rooms, garage, parking, gardens, gas central heating and UPVC double glazing.

Price £239,995 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1189649



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Outside Front

Low maintenance front garden laid to shingle, driveway providing off road parking, double iron gates providing secure off road parking, access either side to rear garden.

Rear Garden

Laid to lawn, wooden summer house, two wooden garden sheds, wooden and chain link fence to perimeter, outside light, access either side to front.

Agents Notes

EPC rating C69 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland County 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.

- Two Bedrooms
- Detached Bungalow
- Two Reception Rooms
- Energy Efficiency Rating C69
- Garage
- Gardens
- Off Road Parking
- Shower Room
- Gas Central Heating
- UPVC Double Glazing

Situated on the sought-after Southlands development, Longsons are delighted to bring to the market, this detached two bedroom bungalow. The property offers two reception rooms, 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.

Entrance Hall

UPVC double glazed entrance door to front, loft access, radiator.

Lounge

15'1" (4.6m) x 10'10" (3.3m)

UPVC double glazed window to front, radiator.

Kitchen

12'10" (3.91m) x 8'10" (2.69m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for electric oven with extractor hood over, space for under counter fridge/freezer, built in storage cupboard, built in cupboard housing gas central heating boiler, UPVC double glazed entrance door opening to side, UPVC double glazed window to front, tiled splashback, radiator.

Side Porch

UPVC double glazed porch, entrance door opening to side, windows to front, side and rear.

Dining Room

8'10" (2.69m) x 7'2" (2.18m)

UPVC double glazed window to side, radiator.

Bedroom One

12'8" (3.86m) x 8'10" (2.69m)

Built in wardrobe, UPVC double glazed window to rear, radiator.

Bedroom Two

10'11" (3.33m) x 9'8" (2.95m)

Built in wardrobe, UPVC double glazed window to rear, radiator.

Shower Room

Double shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side, tiled splashback, radiator.

Garage

18'3" (5.56m) x 9'11" (3.02m)

Main up and over door to front, entrance door opening to rear garden, window to rear, electric lights and power.

