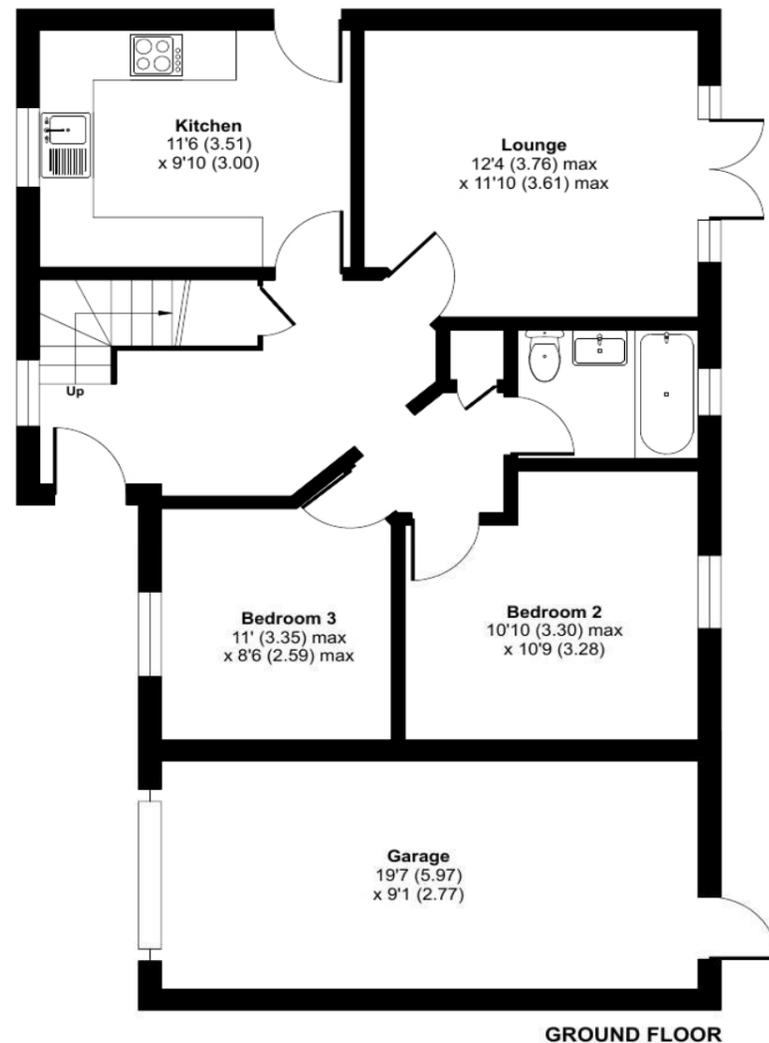
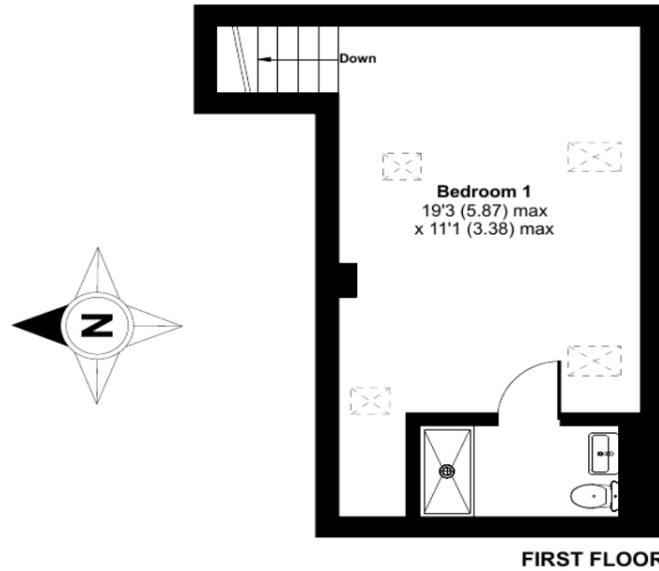


Nelson Crescent, Swaffham, PE37

Approximate Area = 879 sq ft / 81.6 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1061 sq ft / 98.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1211564



Nelson Crescent, Swaffham, PE37 7TB

Extremely well presented, recently updated, chalet style detached three bedroom house. This fantastic property has been modernised throughout and offers new en-suite shower room, new bathroom suite, new radiators, landscaped garden, garage, ample parking, gas central heating and UPVC double glazing.

Price £325,000 Freehold

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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Situated on the ever popular Heathlands development, Longsons are delighted to bring to the market this extremely well presented, recently updated throughout, detached three bedroom chalet style house. This fantastic property has been fully modernised with many recent additions to include replacement bathroom suite, new en-suite shower room, replacement radiators, landscaped gardens, garage, parking for approximately four vehicles, gas central heating, UPVC double glazing and much much more.....

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles
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` surgeries, 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

Stairs to first floor, understairs storage cupboard, UPVC double glazed window to front, radiator, built in cupboard housing hot water cylinder.

Lounge

12'4" (3.76m) x 11'10" (3.61m)
UPVC triple glazed French doors opening to rear garden, radiator.

Kitchen

11'6" (3.51m) x 9'10" (3m)
Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, tiled splashback, wall mounted gas central heating boiler,

UPVC double glazed entrance door to side, UPVC double glazed window to front, radiator.

Bedroom Two

10'10" (3.3m) x 10'9" (3.28m)
UPVC double glazed window to rear, radiator.

Bedroom Three

11'0" (3.35m) x 8'6" (2.59m)
UPVC double glazed window to front, radiator.

Bathroom

Recently fitted bathroom suite comprising bath with shower head over and shower curtain, wash basin and WC both set within fitted cabinet, towel radiator, obscure glass UPVC double glazed window.

Bedroom One (First Floor)

19'3" (5.87m) x 11'1" (3.38m)
Vaulted ceiling, built in eaves storage, four double glazed Velux roof windows, radiator, door to en-suite shower room.

En-suite Shower Room

Double shower cubicle, wash basin and WC set within fitted cabinets, towel radiator, extractor fan.

Garage

19'7" (5.97m) x 9'1" (2.77m)
Main up and over door to front, electric light and power, entrance door opening to rear garden.

Outside Front

Front garden laid to lawn, driveway providing off road parking for approximately four vehicles laid to shingle, shrubs and plants to borders, outside tap, outside lights, gated access to rear garden.

Rear Garden

Enclosed, landscaped, terraced low maintenance rear garden mainly laid to shingle, generous selection of shrubs and plants to beds and borders, paved patio seating area, outside lighting, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating D67 (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.

- Extremely Well Presented
- Fully Updated Throughout
- New En-suite Shower Room
- Energy Efficiency Rating D67
- Landscaped Gardens
- Three Bedrooms
- Garage and Parking
- New Bathroom suite
- Gas Central Heating
- UPVC Double Glazing

