



Coronation Grove Swaffham

- Fully Modernised Throughout
- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Energy Efficiency Rating C74
- Utility and Cloakroom
- Gardens and Parking

Price £250,000



Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this fully refurbished semi-detached three bedroom house. This fantastic property is ready to move in and offers new roof, new UPVC double glazing and external doors, newly installed full gas central heating system, updated electrics, new internal doors, skirting and architrave, brand new kitchen and bathroom, landscaped garden, parking and more!

More photos to follow.

Offered for sale CHAIN FREE!

Viewing highly advised to fully appreciate all on offer.

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

Entrance Hall

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, UPVC double glazed window to side, radiator.

Lounge 9'4" (2.84m) x 12'9" (3.89m)

UPVC double glazed window to front, radiator.

Kitchen/Dining Room 12'1" (3.68m) x 20'4" (6.2m)

Brand new fitted kitchen with worksurface over, composite sink unit with mixer tap and drainer, range of integrated appliances including; fridge, freezer, slimline dishwasher, electric oven with ceramic hob and extractor hood over, UPVC double glazed French doors opening to rear garden, radiator, UPVC double glazed window to side.

Utility Room

Worksurface with space and plumbing under for washing machine, UPVC double glazed window to side, radiator.

Cloakroom

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

Stairs and Landing

Loft access, UPVC double glazed window to side.

Bedroom One 10'7" (3.23m) x 9'11" (3.02m)

Built-in cupboard housing brand new gas central heating boiler, UPVC double glazed window to rear, radiator.

Bedroom Two 11'1" (3.38m) x 10'1" (3.07m)

Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Three 7'10" (2.39m) x 8'8" (2.64m)

UPVC double glazed window to front, radiator.

Bathroom

Brand new suite comprising P shaped bath with rainfall shower head over, separate hand shower attachment and shower screen, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, towel radiator, tiles to floor, tiled splashback.

Outside Front

Front garden laid to shingle providing off-road parking for at least two vehicles.

Rear Garden

Enclosed rear garden freshly laid to turf, paved patio seating area, new wooden fence to perimeter, access to front.

Agent's Note

EPC rating C74 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)