



Sutton Road, Swaffham, PE37 7SN

Available CHAIN FREE!

Well presented, detached two bedroom bungalow situated on a popular development on the outskirts of Swaffham. The property offers garage, parking, conservatory, shower room, gardens, gas central heating and UPVC double glazing.

Price £210,000 Freehold



Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this well presented detached two double bedroom bungalow. The property offers garage, parking, gardens, conservatory, shower room, gas central heating and UPVC double glazing.

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Briefly, the property offers entrance hall, lounge, conservatory, kitchen, two bedrooms, shower room, garage, parking, gardens, 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 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. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall

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

Lounge

16'2" (4.93m) x 10'7" (3.23m)

Double glazed patio doors opening to conservatory, feature electric fireplace, radiator.

Conservatory

9'6" (2.9m) x 7'1" (2.16m)

UPVC double glazed conservatory, French doors opening to rear garden, electric power and light.

Kitchen

10'7" (3.23m) x 10'3" (3.12m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for electric oven/hub with extractor hood over, space for tall upright fridge/freezer, built-in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed window to front, radiator.

Bedroom One

12'7" (3.84m) x 10'0" (3.05m)

UPVC double glazed window to rear, radiator.

Bedroom Two

10'2" (3.1m) x 8'5" (2.57m)

UPVC double glazed window to front, radiator.

Shower Room

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

Garage

Main up and over door to front.

Outside Front

Front garden laid to lawn, shrubs and plants to borders, outside light, driveway providing off-road parking for two vehicles, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, wooden garden shed, wooden fence and hedge to perimeter.

Agent's Notes

EPC rating TBC (Full copy available on request)

Council tax band B (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.

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Energy Efficiency Rating TBC
- Garage, Parking and Gardens
- UPVC Double Glazing
- Gas Central Heating
- CHAIN FREE!

