

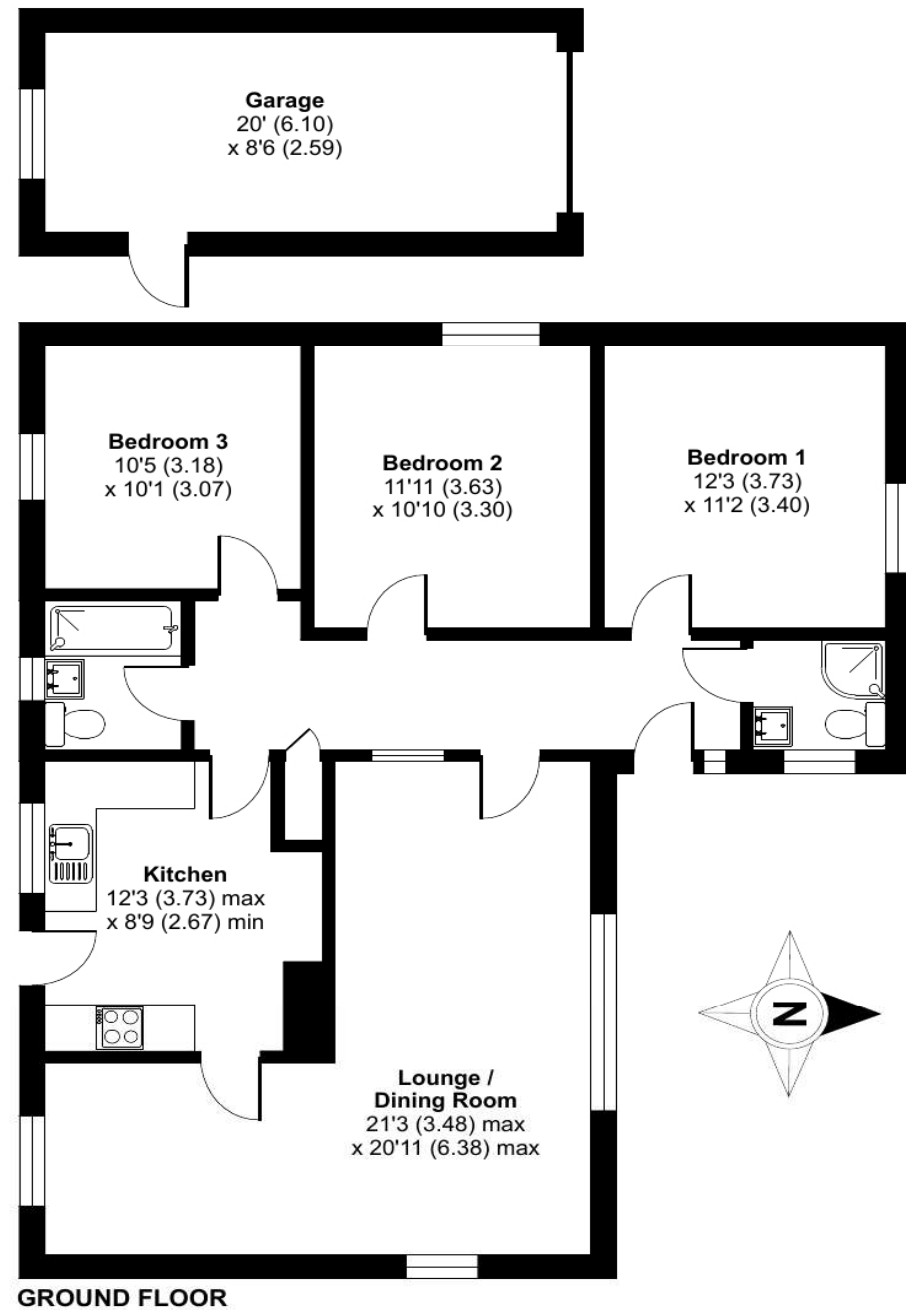
Mill Farm Nurseries, Swaffham, PE37

Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



Mill Farm Nurseries, Swaffham, PE37 7PH

Guide Price £300,000-£325,000

CHAIN FREE! Spacious, detached three bedroom bungalow situated on a sought after development in Swaffham. The property offers bathroom and shower room, garage, parking, gardens, gas central heating and UPVC double glazing.

Guide Price £300,000 Freehold

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1206410



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Guide Price £300,000-£325,000
 Situated on a sought after development in Swaffham, Longsons are delighted to bring to the market this spacious, detached three bedroom bungalow. This property offers shower room and bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

SWAFFHAM
 Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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 and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

UPVC double glazed entrance door to front, built in cupboard housing hot water cylinder, loft access, radiator.

Lounge/Dining Room
21'3" (6.48m) x 20'11" (6.38m)

Feature fireplace with inset electric fire, UPVC double glazed windows to front, rear and side, two radiators.

Kitchen
12'3" (3.73m) x 8'9" (2.67m)

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 Bosch electric oven with integrated Bosch ceramic hob and extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, wall mounted gas central heating boiler, tiled splashback, UPVC double glazed entrance door to rear garden, tiles to floor, UPVC double glazed windows to rear.

Bedroom One
12'3" (3.73m) x 11'2" (3.4m)

UPVC double glazed window to front, radiator.

Bedroom Two
11'11" (3.63m) x 10'10" (3.3m)

UPVC double glazed window to side, radiator.

Bedroom Three
10'5" (3.18m) x 10'1" (3.07m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising, bath with mixer shower over, wash basin and WC both set within fitted cabinet, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to rear, extractor fan.

Shower Room

Shower cubicle, wash basin, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to side, extractor fan.

Garage
20'0" (6.1m) x 8'6" (2.59m)

Main up and over door to front, entrance door opening to rear garden, UPVC double glazed window to rear.

Outside Front

Front garden laid to low maintenance shingle, selection of established plants to beds and borders, driveway laid to block paving providing off road parking and access to garage, outside lights, wooden fence to perimeter, gated access to rear.

Rear Garden

Enclosed rear garden laid to lawn, seating area laid to block paving, wooden garden shed, established shrubs and trees to beds and borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating D62 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

- Energy Efficiency Rating D62
- CHAIN FREE!
- Spacious
- Detached Bungalow
- Shower Room AND Bathroom
- Sought After Location
- Three Bedrooms
- Garage & Parking
- Gas Central Heating
- UPVC Double Glazing

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.



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