



## Rockland Close, Swaffham, PE37 7SP

Link-detached two bedroom bungalow situated on the edge of the popular market town of Swaffham, the property offers, shower room, garage, off-road parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

**Price £250,000 Freehold**





Situated in a popular area on the edge of the market town of Swaffham, Longsons are delighted to bring to the market this detached two bedroom link-detached bungalow. The property offers, kitchen, modern shower room, low maintenance gardens, garage, UPVC double glazing and gas central heating.

Viewing highly recommended!

Briefly the property offers; entrance hall, kitchen/breakfast room, lounge, two bedrooms, shower room, low maintenance gardens, driveway providing off-road parking, garage, gas central heating and UPVC double glazing throughout.

#### 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 door to front, loft access, radiator.

#### Lounge

**16'2" (4.93m) x 10'8" (3.25m)**  
UPVC double glazed sliding door to sun room, radiator.

#### Sun Room

**12'1" (3.68m) x 9'11" (3.02m)**

Brick and UPVC double glazed sun room with fully tiled roof, under floor heating providing year round use, UPVC double glazed door leading to rear garden, electric power sockets.

#### Kitchen/Breakfast Room

**10'9" (3.28m) x 10'3" (3.12m)**

Range of fitted cabinets to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, integrated oven, electric hob with extractor fan over, pantry cupboard, space and plumbing for washing machine and dishwasher, UPVC double glazed window to side, radiator.

#### Bedroom One

**12'7" (3.84m) x 9'9" (2.97m)**

Range of fitted wardrobes, cabinets and drawers, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**10'3" (3.12m) x 6'7" (2.01m)**

Built-in wardrobes, UPVC double glazed window to side, radiator.

#### Shower Room

Shower cubicle, hand wash basin fitted within cabinet, WC, obscure glass UPVC double glazed window to side, radiator.

#### Outside Front

Driveway leading to garage, brickweaved area proving parking for several vehicles, gated access to rear garden.

#### Garage

**16'6" (5.03m) x 8'10" (2.69m)**

Up and over door to front, electric power and lights, door leading to rear garden.

#### Rear Garden

Low maintenance rear garden laid to paving with raised shingle beds, additional paved seating area, wooden shed, wooden fence to perimeter, gated access to front.

#### Agent's Note

EPC rating D68 (Full copy available on request)

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

- Two Bedroom Link-Detached Bungalow
- Garage, Parking and Low Maintenance Gardens
- Convenient Town Location
- Energy Efficiency Rating D68
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

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.

