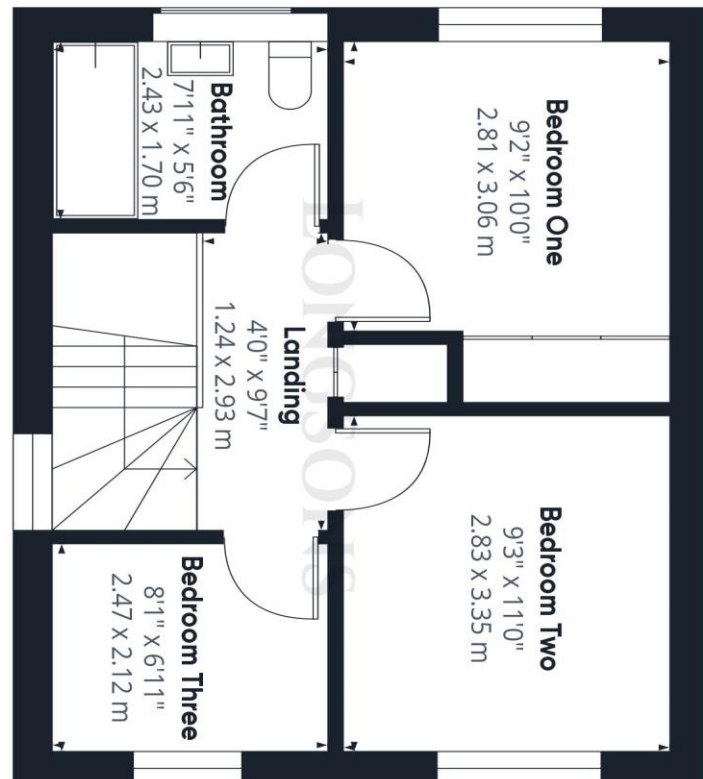
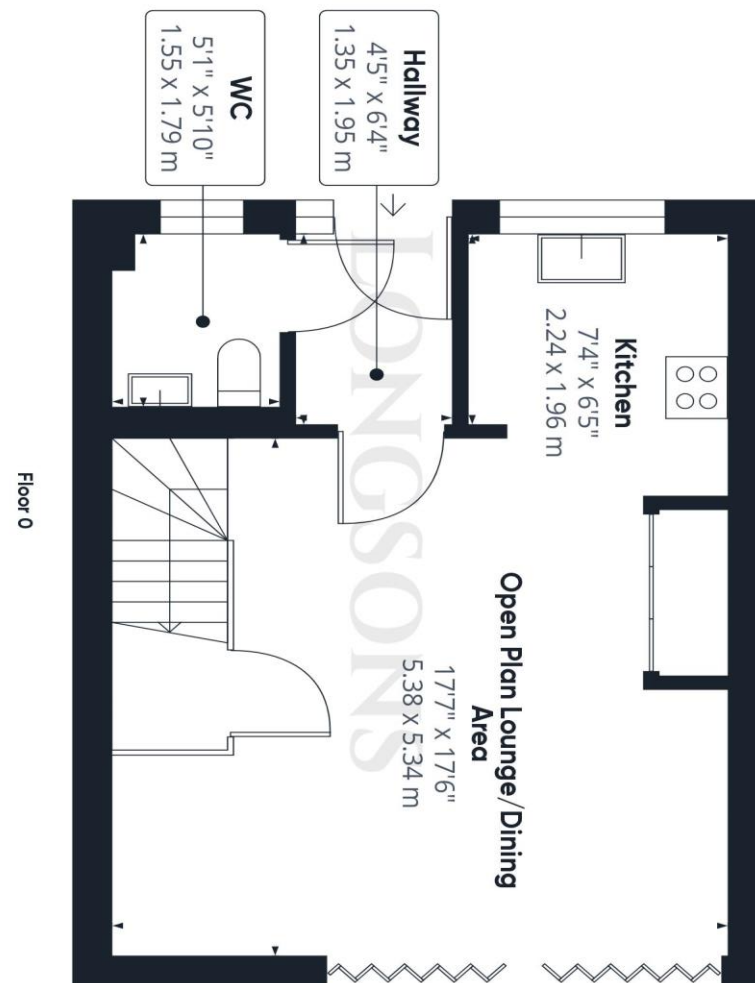




## Bishy Barny Bee Gardens, Swaffham, PE37 8GG

Very well presented, modern semi-detached three bedroom house, situated on a popular development on the outskirts of Swaffham. This fantastic property offers open plan living to the ground floor, integrated appliances to the kitchen, utility cupboard, cloakroom with WC, gardens and off road parking.

**Price £250,000 Freehold**







**Bedroom Two**  
**9'3" (2.82m) x 11'0" (3.35m)**  
UPVC double glazed window to rear, radiator.

**Bedroom Three**  
**8'1" (2.46m) x 6'11" (2.11m)**  
UPVC double glazed window to rear, radiator.

**Bathroom**  
**7'11" (2.41m) x 5'6" (1.68m)**  
Double ended bath with centrally mounted water outlets, wall mounted water controls, rainfall shower head over, separate retractable shower attachment and shower screen, wash basin set within fitted cabinet, concealed system WC, tiled splashback, obscure glass UPVC double glazed window to front, extractor fan, towel radiator.

**Outside Front**  
Front garden providing off road parking for two vehicles side by side, outside light, outside tap, gated access to rear garden.

**Rear Garden**  
Rear garden laid to lawn, paved patio seating area, wooden garden shed, wooden decked seating area, shrubs to flower beds, outside light, outside tap, gated access to front.

**Agents Note**  
EPC rating B83 (Full copy available on request)  
Council tax band C (Own enquiries should be make 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.

- Modern Semi-Detached House
- Three Bedrooms
- Open Plan Dining/Living Area
- Energy Efficiency Rating B83
- Integrated Kitchen Appliances
- Off Road Parking
- Front & Rear Gardens
- Situated On A Popular Development
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market, this well presented, modern semi-detached three bedroom house. This fantastic property offers open plan living to the ground floor with integrated appliances to the kitchen, bi-folding doors opening to rear garden, cloakroom with WC, off road parking, gardens, gas central heating and UPVC double glazing.

**CHAIN FREE!**  
Briefly, the property offers, entrance hall, open plan living area/kitchen, cloakroom with WC, three bedrooms, bathroom, 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**  
**4'5" (1.35m) x 6'4" (1.93m)**  
Composite entrance door to front, radiator.

**Kitchen**  
**7'4" (2.24m) x 6'5" (1.96m)**  
Modern fitted kitchen units to walls and floor with work surfaces over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated gas hob with extractor hood over, integrated dishwasher, water softener, integrated electric oven, integrated

combi oven/microwave, integrated fridge/freezer, UPVC double glazed window to side.

**Open Plan Lounge/Dining Room**  
**17'7" (5.36m) x 17'6" (5.33m)**  
Built-in utility cupboard with space and plumbing for washing machine, stairs to first floor, bi-folding double glazed doors to rear garden, radiator.

**Cloakroom**  
**5'1" (1.55m) x 5'10" (1.78m)**  
Wall mounted hand wash basin, concealed system WC, obscure glass UPVC double glazed window to front, tiled splashback, radiator.

**Stairs and Landing**  
**4'0" (1.22m) x 9'7" (2.92m)**  
Built in cupboard housing modern gas central heating boiler, UPVC double glazed window to side.

**Bedroom One**  
**9'2" (2.79m) x 10'0" (3.05m)**  
Built-in wardrobe with sliding door, UPVC double glazed window to front, radiator.

