



## Northfield Road, Swaffham, PE37 7JB

Chain Free!  
A doer-upper!

Detached two bedroom bungalow with sizeable gardens situated in Swaffham. The property is in need of modernisation but offers huge potential with garage, generous gardens, parking, garden room, gas central heating and double glazing.

Viewing highly recommended

**Price £245,000 Freehold**



Situated in the popular market town of Swaffham, Longson's are delighted to bring to the market this detached two bedroom bungalow. The property is in need of modernisation and offers huge potential with sizeable gardens, garage, parking, garden room, gas central heating and double glazing.

Viewing highly recommended to see potential on offer.

Briefly, the property offers entrance hall, lounge, kitchen, garden room, two bedrooms, bathroom, garage, sizable gardens, gas central heating and 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

Double glazed entrance door to front, loft access, radiator.

#### Lounge

**14'6" (4.42m) x 13'2" (4.01m)**

Double glazed walk-in bay window to front, feature fireplace with inset live flame gas fire, radiator.

#### Kitchen

**11'7" (3.53m) x 6'11" (2.11m)**

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated electric oven, integrated gas hob with extractor hood over, built-in cupboard housing gas central heating boiler, UPVC double glazed entrance door to garden room.

#### Garden Room

**17'11" (5.46m) x 6'7" (2.01m)**

Double glazed French doors open into rear garden, double glazed entrance doors open into rear garden, double glazed window to rear and side, fitted kitchen units, work surface over with space and plumbing for washing machine, space for tumble dryer, wall mounted electric heater.

#### Bedroom One

**12'10" (3.91m) x 9'11" (3.02m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Two

**12'11" (3.94m) x 9'11" (3.02m)**

UPVC double glazed window to front, radiator.

#### Bathroom

Suite comprising bath with mixer tap and mixer shower over, shower screen, hand wash basin, WC, towel radiator, UPVC double glazed window to rear.

#### Garage

Wooden double doors to front, entrance door to rear, electric power and lights.

#### Outside Front

Front garden laid to shingle, shrubs and plants to borders, driveway providing off-road parking, gated access to rear garden.

#### Rear Garden

Sizable rear garden currently overgrown although offering heaps of potential with established shrubs, plants, two greenhouses, patio seating area, outside light, outside tap, outside WC, wooden fence to perimeter.

#### Agent's Note

EPC rating TBC (Full copy available on request)

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

- Detached Two Bedroom Bungalow
- Huge Potential on Offer
- Sizable Gardens and Parking
- Energy Efficiency Rating
- Gas Central Heating and 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.

