

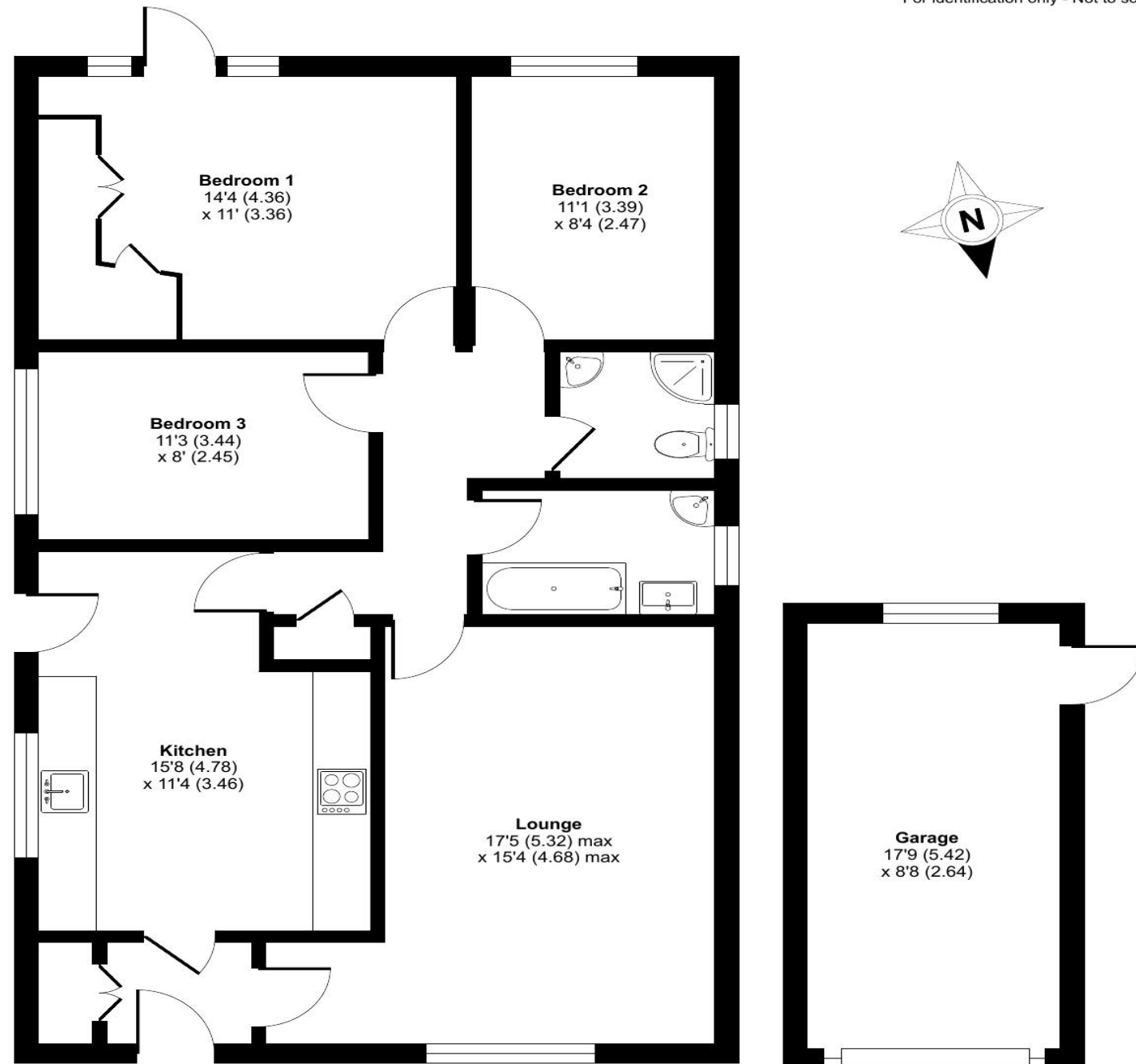
Hoveton Drive, Swaffham, PE37

Approximate Area = 936 sq ft / 86.9 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1090 sq ft / 101.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1271808



Hoveton Drive, Swaffham, PE37 7SQ

Offered CHAIN FREE!

This very well presented, spacious detached 3 bedroom bungalow is situated on a popular development on the outskirts of Swaffham. This superb property offers kitchen/dining room, bathroom & shower room, garage, parking, gardens, modern gas central heating and UPVC double glazing.

Price £280,000 Freehold

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Situated on a popular development just on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, spacious detached three bedroom bungalow. This fantastic property offers kitchen/dining room, bathroom and shower room, garage, parking, well maintained gardens, modern gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, inner hall, three bedrooms, bathroom, shower room, garage, garden, parking, modern 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 with full height obscure glass UPVC double glazed window beside, two fitted cupboards; one housing the modern gas central heating boiler, tiles to floor.

Lounge

17'5" (5.31m) Max x 15'4" (4.67m) Max

Full height UPVC double glazed window to front, feature electric fireplace, radiator.

Kitchen/Dining Room

15'8" (4.78m) x 11'4" (3.45m)

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated fridge/freezer, integrated Neff double electric oven, integrated Bosch ceramic hob with extractor hood over, integrated Bosch dishwasher, space and plumbing for washing machine, space for tumble dryer, tiled splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window to side, tiles to floor, radiator.

Inner Hall

Loft access.

Bedroom One

14'4" (4.37m) x 11'0" (3.35m)

Wardrobes, UPVC double glazed entrance door opening to rear garden, UPVC full height windows to rear, radiator.

Bedroom Two

11'1" (3.38m) x 8'4" (2.54m)

UPVC double glazed window to rear, radiator.

Bedroom Three

11'3" (3.43m) x 8'0" (2.44m)

UPVC double glazed window to side, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin set within fitted cabinet, WC, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to side, radiator.

Shower Room

Shower cubicle, hand wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to side, tiles to floor, radiator.

Garage

17'9" (5.41m) x 8'8" (2.64m)

Remote control motorized main up and over door to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, electric power and lights.

Outside Front

Well maintained front garden laid to lawn, driveway providing parking for up

to three vehicles laid to block paving, outside light, outside tap, shrubs and plants to borders, gated access to rear garden.

Rear Garden

Well maintained enclosed rear garden laid to lawn, wooden garden shed, shrubs and plants to beds and borders, paved patio seating area, outside lights, wooden fence to perimeter, gated access to front, electric motorised sun canopy with wind speed detection safety feature.

Agent's Notes

EPC rating D66 (Full copy available on request)

Council tax band C (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.

- Spacious Three Bedroom House

- Very Well Presented

- Modern Gas Central Heating

- Energy Efficiency Rating D66

- Bathroom and Shower Room

- Gardens, Parking and Garage

- UPVC Double Glazing

- Offered CHAIN FREE!

