

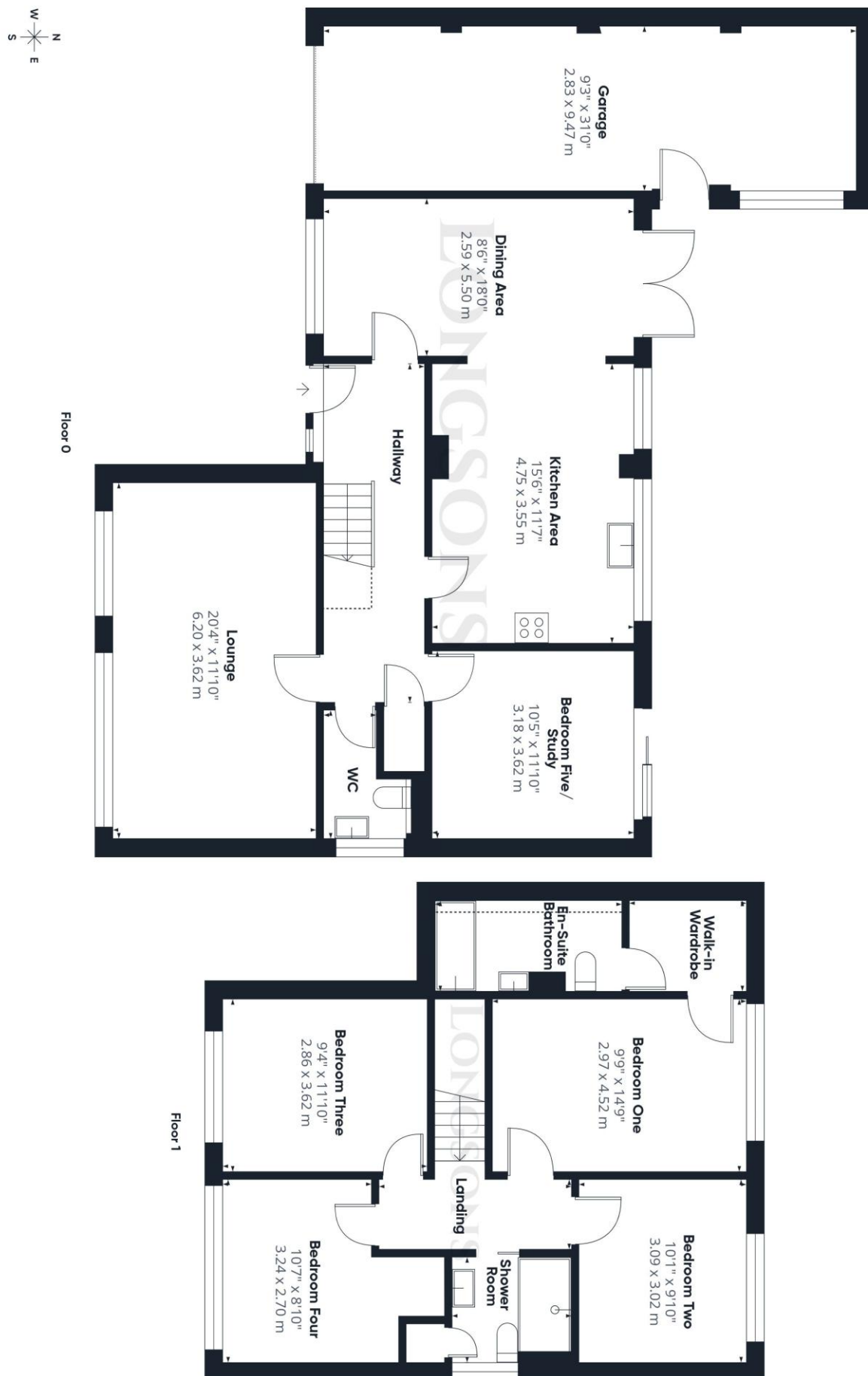


Longfields, Swaffham, PE37 7RJ

Very well presented, spacious detached five bedroom house situated at the end of a cul-de-sac in the market town of Swaffham. This fantastic property has much to offer including two reception rooms, en-suite, cloakroom, garage, parking, gardens, GCH and UPVC double glazing.

Viewing recommended!

Offers in the Region of £400,000 Freehold





Bedroom Two
10'1" (3.07m) x 9'10" (3m)
 UPVC double glazed window to rear, enjoying far reaching countryside views, radiator.

Bedroom Three
11'10" (3.61m) x 9'4" (2.84m)
 UPVC double glazed window to front, radiator.

Bedroom Four
10'7" (3.23m) x 9'10" (2.69m)
 UPVC double glazed window to front, radiator.

Shower Room
 Large shower cubicle with wall mounted water controls, rainfall shower head over and a separate hand shower attachments, large hand wash basin set within fitted cabinet, WC, towel radiator, built-in storage cupboard, tiled splashback, obscure glass UPVC double glazed window to side.

Garage
31'0" (9.45m) x 9'3" (2.82m)
 Main up and over door to front, entrance door opening to rear garden, space and plumbing for washing machine, electric power and light.

Outside Front
 Sizable front garden laid to lawn, driveway providing off-road parking, hedge to perimeter, outside light, gated access to side and rear garden.

Rear Garden
 Enclosed rear garden laid to lawn, two wooden decked seating areas, external power sockets, outside lights, wooden fence and hedge to perimeter.

Side Garden
 Enclosed side garden - a blank canvas ready for landscaping, wooden fence to perimeter, gated access to front.

Agent's Note
 EPC rating D65 (Full copy available on request)
 Council tax band E (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 Detached Five Bedroom House
- Cul-De-Sac Location with Far Reaching Countryside Views
- Two Reception Rooms
- Energy Efficiency Rating
- Cloakroom, Shower Room and En-Suite Bathroom
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

Situated towards the end of a cul-de-sac in the market town of Swaffham, Longsons are delighted to bring to the market this very well presented spacious detached five bedroom home. This superb property has much to offer and includes two reception rooms, en-suite bathroom, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, five bedrooms; one on ground floor, en-suite bathroom, shower room, garage, gardens, parking, 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.

Entrance Hall
 Composite entrance door to front, stairs to first floor, built-in cupboard housing hot water cylinder, radiator.

Lounge
20'4" (6.2m) x 11'10" (3.61m)
 UPVC double glazed window to front, two radiators.

Kitchen Area
15'6" (4.72m) x 11'7" (3.53m)
 Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, range of integrated appliances including electric oven and grill, combi microwave oven, wine chiller, dishwasher, ceramic hob with extractor hood over, space for upright

fridge/freezer, UPVC double glazed window to rear.

Dining Area
18'0" (5.49m) x 8'6" (2.59m)
 UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, two radiators.

Cloakroom
 Hand wash basin and WC both set within fitted cabinets, obscure glass UPVC double glazed window to side, radiator.

Bedroom Five/Study
11'10" (3.61m) x 10'5" (3.18m)
 UPVC double glazed sliding patio door opening to rear garden, radiator.

Stairs and Landing
 Loft access, radiator.

Bedroom One
14'9" (4.5m) x 9'9" (2.97m)
 UPVC double glazed window to rear enjoying far reaching countryside views, wall mounted air conditioning unit, door to walk-in wardrobe and en-suite bathroom.

En-Suite Bathroom
 Bath with shower over, hand wash basin set within fitted cabinet, WC, sloping ceilings, extractor fan.

