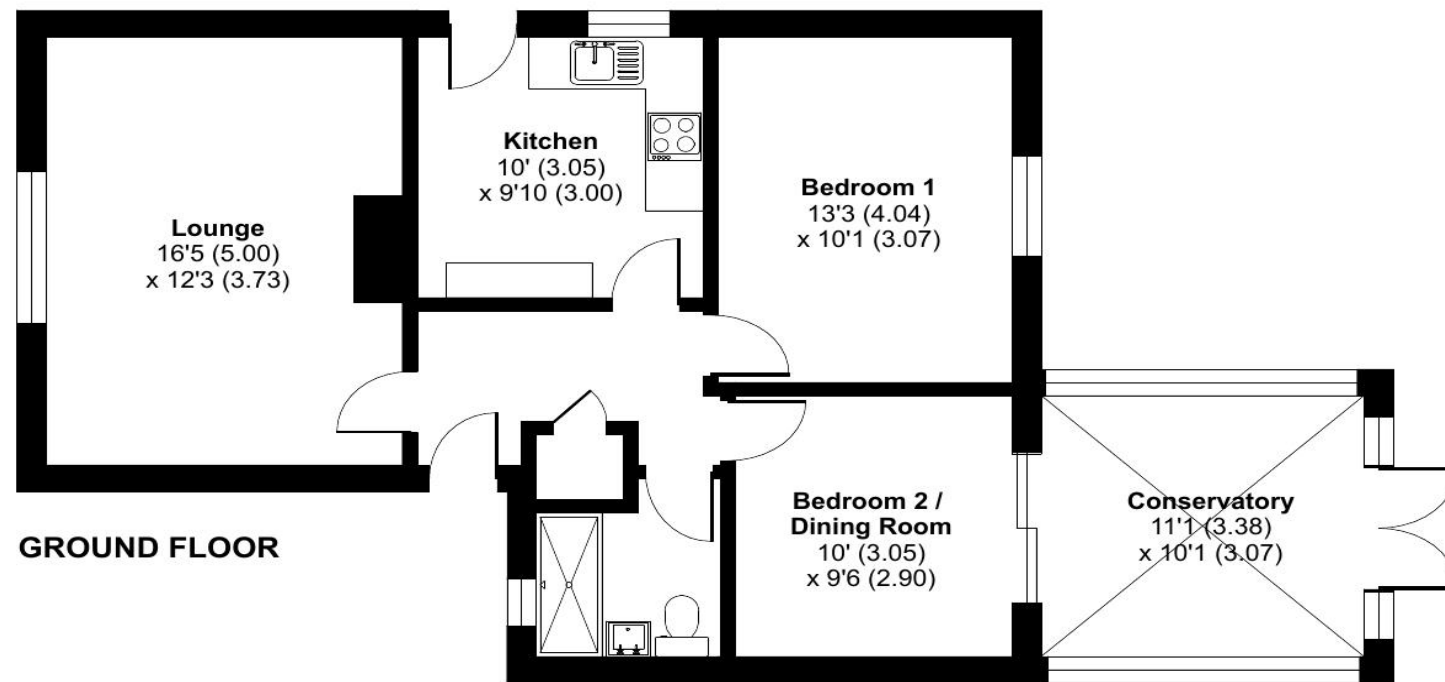


Greenhoe Place, Swaffham, PE37

Approximate Area = 775 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR



Greenhoe Place, Swaffham, PE37 7EY

No Onward Chain!

Two bedroom detached bungalow located in a popular development in the market town of Swaffham. With flexible accommodation, the property offers spacious lounge, dining room/bedroom two, conservatory, gas central heating and UPVC double glazing.

Price £220,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1290883



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Shower Room

Shower cubicle, WC, hand wash basin, tiled splashback, obscured glass UPVC double glazed window to front.

Outside Front

Low maintenance shingled area with paving and path leading to front door, driveway providing off-road parking, gated access to rear garden.

Side and Rear Garden

Paved area to side with plants and shrubs to borders, large rear garden mainly laid to lawn with plants and shrubs to beds and borders, paved patio seating area, two wooden sheds, hedge and fence to perimeter.

Agent's Notes

EPC rating D58 (Full copy available on request)

Council tax band B (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.

- Two Bedroom Detached Bungalow
- Spacious Lounge
- Conservatory
- Energy Efficiency Rating D58
- Gardens and Off-Street Parking
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain!

Offered with no onward chain, situated on a popular development in the market town of Swaffham, within walking distance of the town centre and amenities, Longsons are delighted to bring to the market this two bedroom detached bungalow. Offering flexible accommodation with spacious lounge, two bedrooms, fitted kitchen, conservatory, gardens, parking, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, kitchen, lounge, two bedrooms, conservatory, 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. 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 side, built in cupboard.

Lounge

16'5" (5m) x 12'3" (3.73m)

UPVC double glazed window to front, feature gas fire, radiator.

Kitchen

10'0" (3.05m) x 9'10" (3m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with drainer, tiled splashback, integrated double electric oven, integrated gas hob with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, UPVC double glazed window to side, UPVC double glazed entrance door opening to side.

Dining Room/Bedroom Two

10'0" (3.05m) x 9'6" (2.9m)

Radiator, UPVC double glazed patio doors opening to conservatory.

Conservatory

11'1" (3.38m) x 10'1" (3.07m)

UPVC conservatory with brick base, UPVC double glazed French doors leading to rear garden, radiator providing all year usage.

Bedroom One

13'0" (4.05m) x 10'0" (3.05m)

UPVC double glazed window to rear, radiator.

