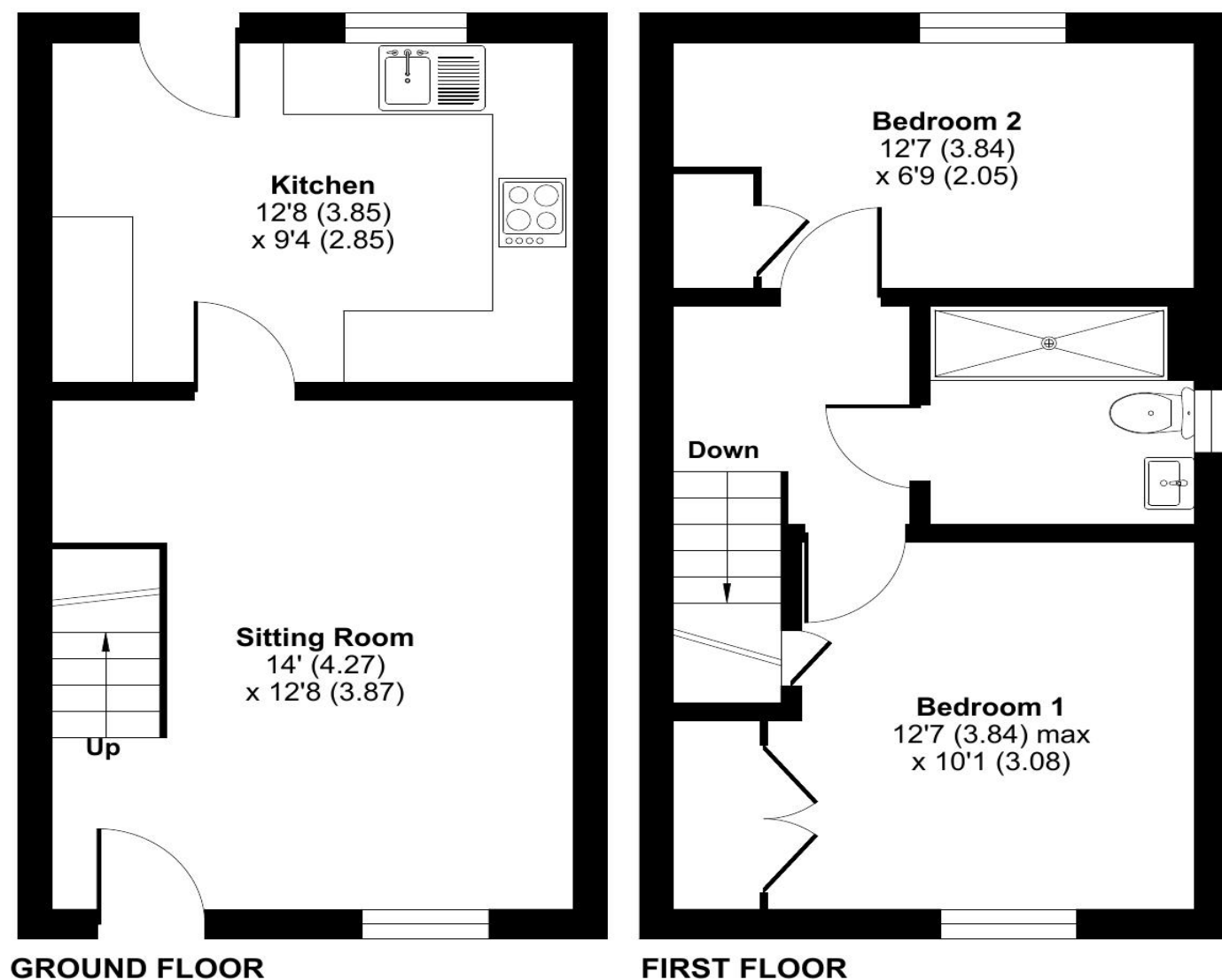




Botwright Drive, Swaffham, PE3

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1293264



Botwright Drive, Swaffham, PE37 7TH

CHAIN FREE! Well presented, semi detached two bedroom house situated within the popular Heathlands development on the edge of Swaffham town. The property offers kitchen/breakfast room, shower room, gardens, parking, gas central heating and UPVC double glazing. Viewing advised!

Price £200,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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and hedge to perimeter, gated access to front garden.

Agents Note

EPC rating C74 (Full copy available on request)

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

- Semi Detached House
- Two Bedrooms
- Kitchen/Breakfast Room
- Energy Efficiency Rating C74
- Gardens & Parking
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain!

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.

Situated on the edge of Swaffham within the popular Heathlands development, Longsons are delighted to bring to the market this well presented, two bedroom semi detached house. The property offers kitchen/breakfast room, shower room, gardens, parking, gas central heating and UPVC double glazing. Viewing advised!

Offered for sale CHAIN FREE!

Briefly, the property offers lounge, kitchen/breakfast room, two bedrooms, shower room, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, free parking

throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Lounge

14'0" (4.27m) x 12'8" (3.86m)

UPVC double glazed entrance door to front, UPVC double glazed window to front, radiator, cupboard housing gas and electric meters, stairs to first floor.

Kitchen / Breakfast Room

12'8" (3.86m) x 9'4" (2.84m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit, space for electric oven with extractor hood over, space for under counter fridge, space and plumbing for washing machine, UPVC double glazed window to rear, UPVC double glazed door opening to rear garden, wall mounted gas boiler.

Stairs & Landing

Loft access.

Bedroom One

12'7" (3.84m) x 10'1" (3.07m)

Built in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two

12'7" (3.84m) x 6'9" (2.06m)

UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side.

Outside Front

Front garden laid to shingle providing off road parking, brick weave pathway to front door, double gates providing access to rear garden with hard standing perfect for caravan or motorhome.

Rear Garden

Low maintenance rear garden laid to paving slabs, area laid to slate chippings, wooden garden shed, fence

