



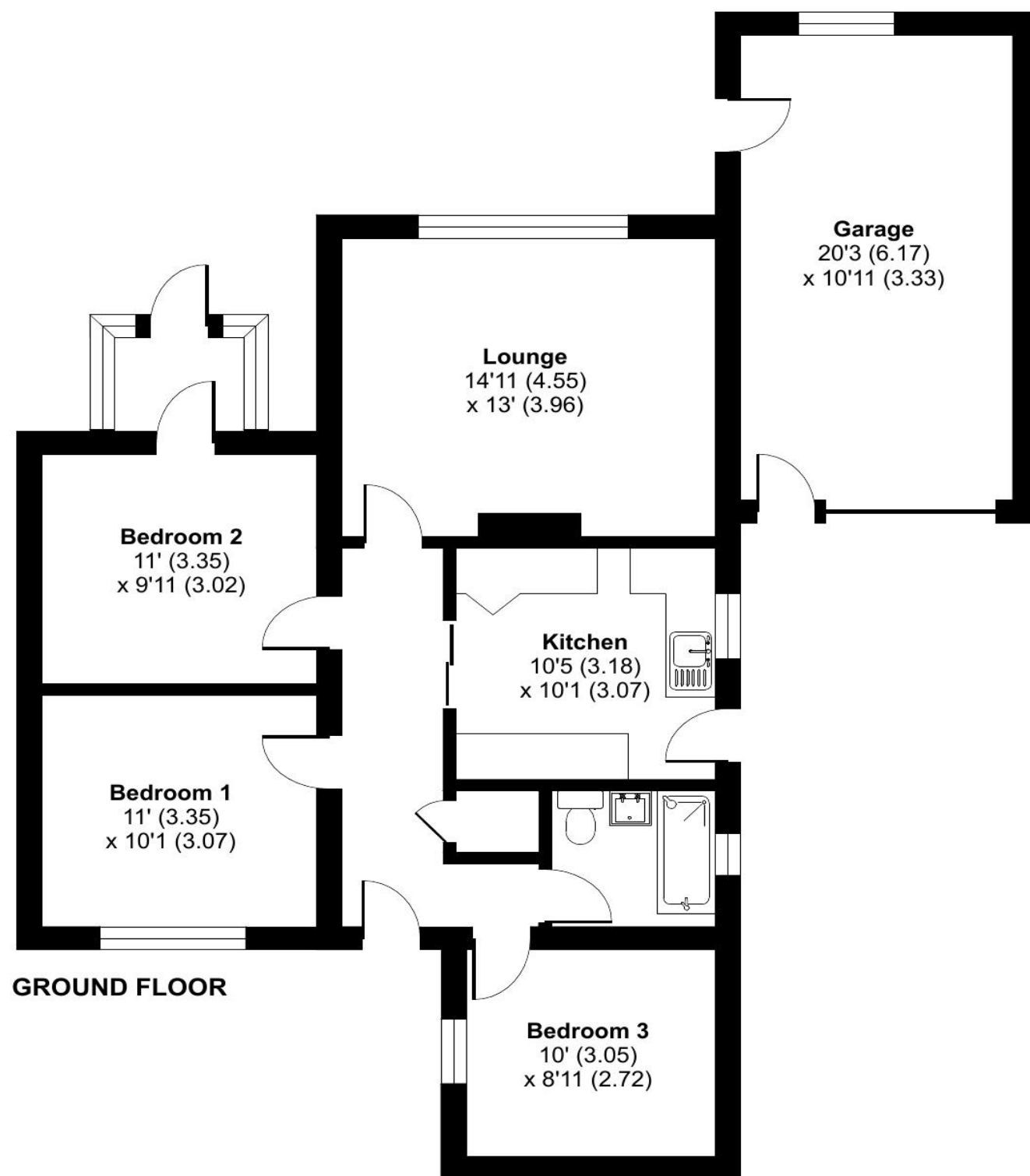
Greenhoe Place, Swaffham, PE37

Approximate Area = 818 sq ft / 76 sq m

Garage = 215 sq ft / 20 sq m

Total = 1033 sq ft / 96 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). © ntechcom 2024. Produced for Longsons. REF: 1302803



Greenhoe Place, Swaffham, PE37 7EX

Offered CHAIN FREE!

Spacious, detached three bedroom bungalow situated on a popular development in Swaffham. The property offers well presented established gardens, garage, parking, gas central heating and UPVC double glazing.

Price £270,000 Freehold

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Garage
20'3" (6.17m) x 10'11" (3.33m)

Up and over door to front, UPVC double glazed entrance door to front and rear, UPVC double glazed window to rear, service pit, electric power and lights, wall mounted gas central heating boiler.

Outside Front

Established well presented front garden laid to a selection of shrubs and plants, driveway providing off-road parking for several vehicles, outside light, outside tap.

Rear Garden

Very well presented established enclosed rear garden laid to lawn with a large selection of shrubs and plants to sizeable beds and borders, paved patio seating area, outside light, wooden garden shed, wooden fence to perimeter.

Agent's Notes

EPC rating D64 (Full copy available on request)

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

- Three Bedroom Detached Bungalow

- Well Maintained Established Gardens

- Popular Development

- Energy Efficiency Rating D64

- Gas Central Heating and UPVC Double Glazing

- Offered CHAIN FREE!

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 a popular development in Swaffham, Longsons are delighted to bring to the market this spacious detached three bedroom bungalow. The property offers well presented established gardens, parking, garage, UPVC double glazing and gas central heating.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, three bedrooms, bathroom, garage, parking, gardens, 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, built-in cupboard housing hot water cylinder, loft access, radiator.

Lounge

14'11" (4.55m) x 13'0" (3.96m)

UPVC double glazed window to rear, fireplace, radiator.

Kitchen

10'5" (3.18m) x 10'1" (3.07m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one

and a half bowl sink unit with mixer tap and drainer, space for electric cooker with extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, UPVC double glazed entrance door to side, tiled splashback, radiator.

Bedroom One

11'0" (3.35m) x 9'11" (3.02m)

UPVC double glazed window to front, radiator.

Bedroom Two

11'0" (3.35m) x 10'1" (3.07m)

UPVC double glazed French doors opening to UPVC rear porch, radiator.

Bedroom Three

10'0" (3.05m) x 8'11" (2.72m)

UPVC double glazed window to side, radiator.

Bathroom

Bathroom suite comprising bath with mixer tap, separate hand shower attachment and shower screen, wash basin, WC, tiled splashback, radiator, obscure glass UPVC double glazed window to side, extract fan.

