

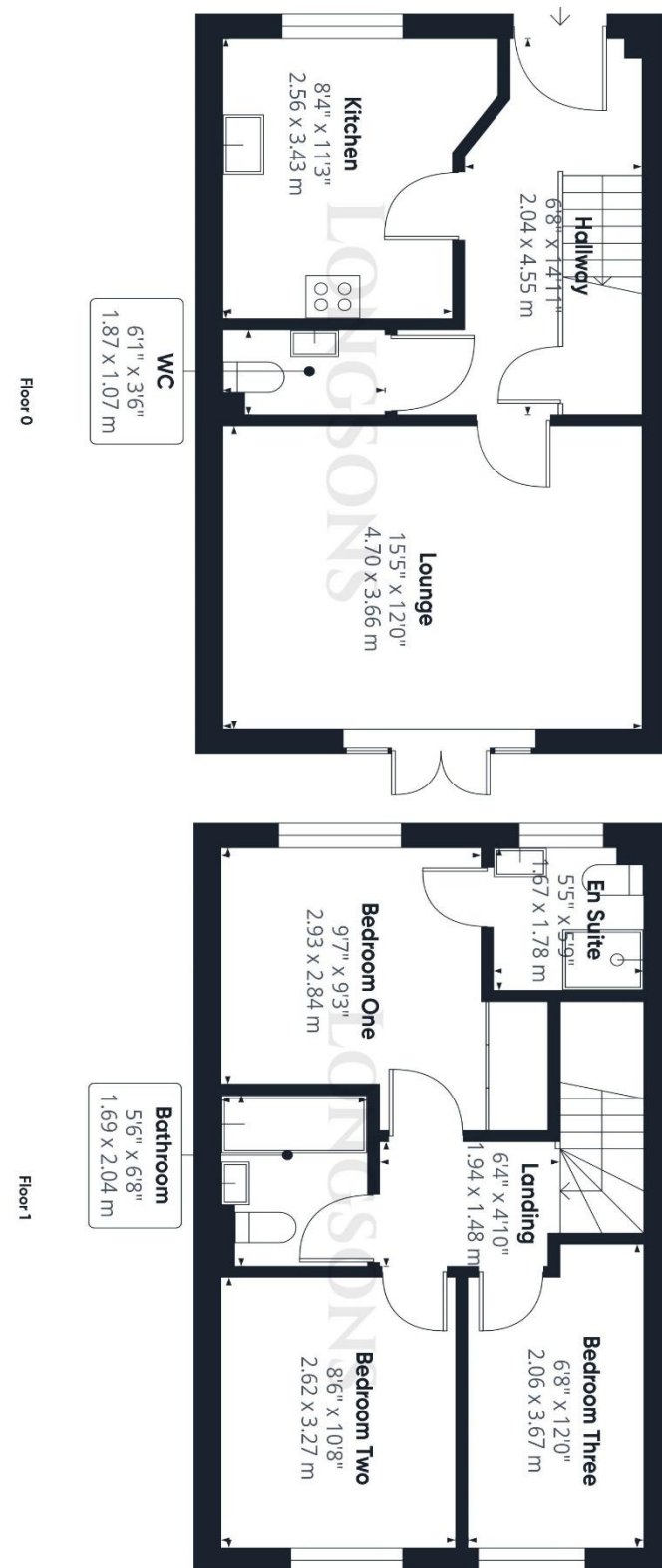


Kendle Road, Swaffham, PE37 8GU

CHAIN FREE!

Well presented modern semi-detached three bedroom house situated on a popular development on the outskirts of Swaffham. The property offers en-suite shower room, cloakroom with WC, kitchen/breakfast room, garage, off-road parking, gardens, gas central heating and UPVC double glazing.

Price £230,000 Freehold





glass UPVC double glazed window to front, tiles to floor.

Bedroom Two
8'6" (2.59m) x 10'8" (3.25m)

UPVC double glazed window to rear, radiator.

Bedroom Three
6'8" (2.03m) x 12'0" (3.66m) Max

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, tiles to floor, radiator, extractor fan.

Garage

Main up and over door to front.

Outside Front

Garden laid to lawn, path to front door, outside light.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, external

electric power sockets, outside tap, garden wall and wooden fence to perimeter, gated access to rear parking area and access to garage.

Agent's Notes

EPC rating B84 (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.

- Modern Semi-Detached House
- Three Bedrooms
- Kitchen/Breakfast Room
- Energy Efficiency Rating B82
- Cloakroom, Bathroom and En-Suite Shower Room
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE!

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this modern well presented semi-detached three bedroom house. The property offers en-suite shower room, kitchen/breakfast room, cloakroom with WC, garage, off-road parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, cloakroom, three bedrooms, en-suite shower room to bedroom one, bathroom, garage, off-road 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

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, tiles to floor, radiator.

Lounge

15'5" (4.7m) x 12'0" (3.66m)

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

Kitchen/Breakfast Room
8'4" (2.54m) Min x 11'3" (3.43m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, integrated dishwasher, space and plumbing for washing machine, UPVC double glazed window to front, space for tall fridge/freezer, tiles to floor, radiator.

Cloakroom

Hand wash basin, WC, extractor fan.

Stairs and Landing

Loft access.

Bedroom One
9'7" (2.92m) x 9'3" (2.82m)

Built-in wardrobe with sliding doors, UPVC double glazed window to front, radiator, door leading to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, towel radiator, tiled splashback, obscure

