



Haspalls Road, Swaffham, PE37 7NZ

CHAIN FREE!

Well presented, spacious detached three bedroom bungalow with generous gardens, conveniently situated within easy reach of the Swaffham town centre. The property offers three double bedrooms, kitchen/breakfast room, bathroom, garage, parking, gas central heating and UPVC double glazing.

Price £320,000 Freehold



Bedroom Three
10'9" (3.28m) x 8'7" (2.62m)

Window to rear, radiator.

Bathroom

Four piece suite comprising shower cubicle, bath, hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

Garage
20'0" (6.1m) x 9'7" (2.92m)

Main up and over door to front, UPVC double glazed window to side, entrance door opening to rear garden, electric power and light.

Outside Front

Front garden laid to lawn, canopy providing covered patio area to front door, driveway providing off-road parking, hedge and wooden fence to perimeter, outside light, gated access to rear garden.

Rear Garden

Sizeable enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, greenhouse, shrubs and plants to beds and borders, outside light, wooden fence and hedge to perimeter, gated access to front.

Agent's Note

EPC rating D62 (Full copy available on request)

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

- Well Presented, Spacious Detached Bungalow
- Three Double Bedrooms
- Conservatory
- Energy Efficiency Rating D62
- Garage, Parking and Sizable Garden
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended
- Available 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.

Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this spacious well presented detached three bedroom bungalow. The property offers generous gardens, garage, parking, three double bedrooms, bathroom with four piece suite, kitchen/breakfast room, conservatory, gas central heating, and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended.

Briefly the property offers entrance hall, lounge/dining room, conservatory, kitchen/breakfast room, three double bedrooms, bathroom, garage, sizable garden, 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

Entrance door to front, three built-in storage cupboards one also housing hot water cylinder, loft access, two radiators.

Lounge/Dining Room
18'11" (5.77m) x 12'8" (3.86m)

Glazed double doors opening to conservatory, UPVC double glazed window to front, radiator.

Conservatory
19'7" (5.97m) x 5'7" (1.7m)

UPVC double glazed conservatory, French doors opening to rear garden, tiles to floor, electric light.

Kitchen/Breakfast Room
11'1" (3.38m) x 10'10" (3.3m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven and ceramic hob, space for upright fridge/freezer, built-in utility cupboard with space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door to side, UPVC double glazed window to front and side, radiator.

Bedroom One
17'6" (5.33m) Max x 10'3" (3.12m) Max

UPVC double glazed window to rear and side, glazed door to conservatory, radiator.

Bedroom Two
13'9" (4.19m) x 10'10" (3.3m)

Fitted wardrobes, UPVC double glazed window to front, radiator.

