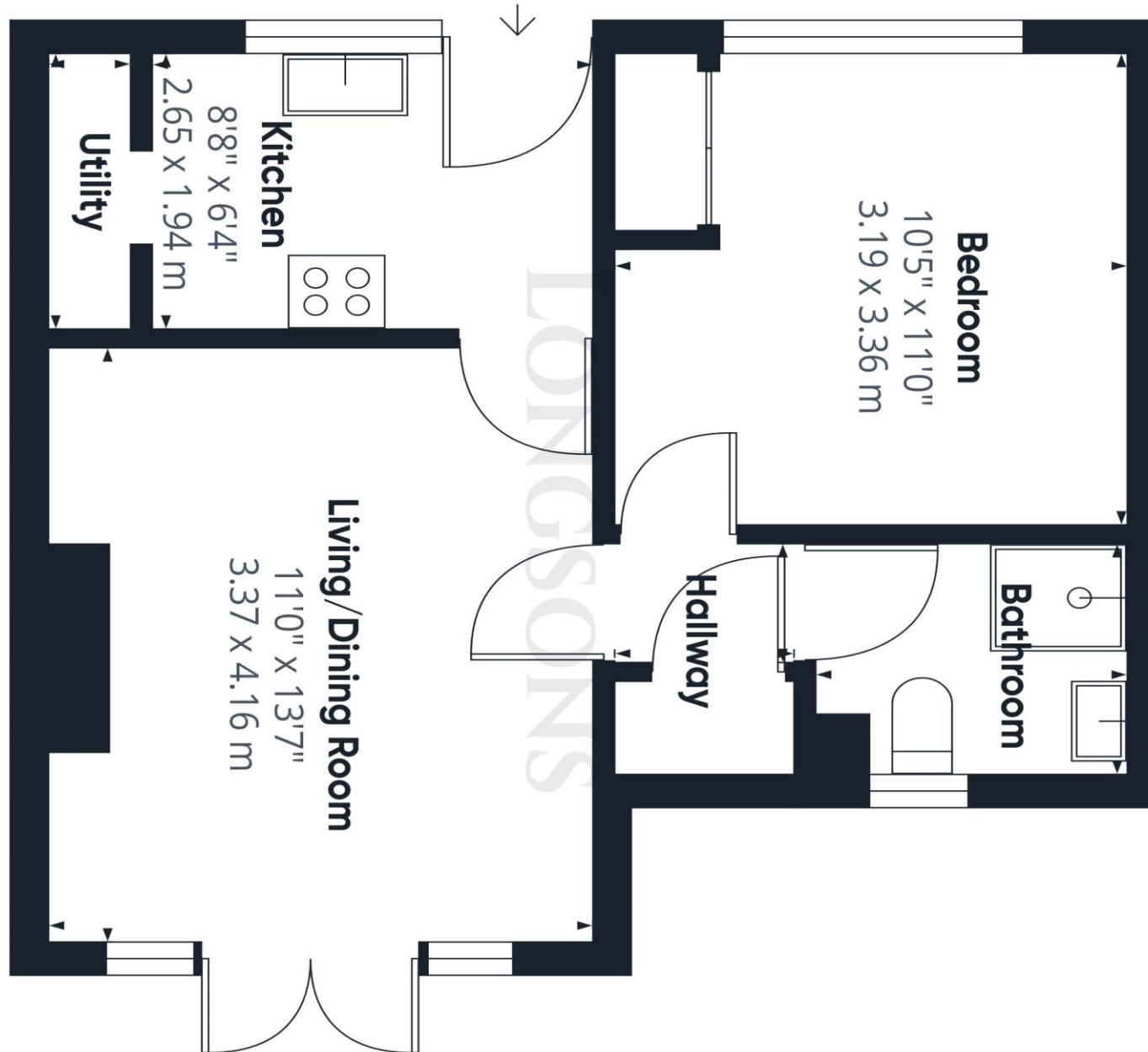


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### Pleasant Row, Swaffham, PE37 7DT

One bedroom bungalow is conveniently situated within walking distance to Swaffham town centre and all of its amenities. Offering new kitchen & shower room, lounge/dining room, private garden, parking, gas central heating and UPVC double glazing. Viewing advised!

**Offers in Excess of £160,000 Freehold**





Situated within walking distance to Swaffham town centre and all of its amenities, Longsons are delighted to bring to the market this spacious terraced one bedroom bungalow. The property has recently been fully modernised and includes lounge/dining room, kitchen, shower room, gas central heating, gardens, parking for three vehicles and UPVC double glazing.

Viewing highly advised!

#### 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.

#### Kitchen

**8'5" (2.57m) x 6'2" (1.88m)**

Composite entrance door to front, range of fitted units to walls and floor, composite work surface over with composite upstands, one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with induction hob and extractor fan over, integrated fridge/freezer, UPVC double glazed window to front.

#### Utility Cupboard

Modern wall mounted gas boiler.

#### Lounge/Dining Room

**13'6" (4.11m) x 11'0" (3.35m)**

Feature fireplace with hearth (not in use) UPVC double glazed French

doors leading to rear garden, radiator, loft access.

#### Inner Hallway

#### Bedroom

**10'11" (3.33m) x 10'2" (3.1m)**

Built-in wardrobe, UPVC double glazed window to rear, radiator.

#### Shower Room

**6'3" (1.91m) x 5'4" (1.63m)**

Shower cubicle, hand wash basin, WC, Obscure glass UPVC double glazed window to rear, towel radiator.

#### Agent's Notes

EPC rating C71 (Full copy available on request)

Council tax band A (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.

- Recently Fully Modernised
- Lounge/Dining Room
- Modern Kitchen and Shower Room
- Energy Efficiency Rating C71
- Parking for Three Vehicles
- Private Garden
- UPVC Double Glazing
- Gas Central Heating

