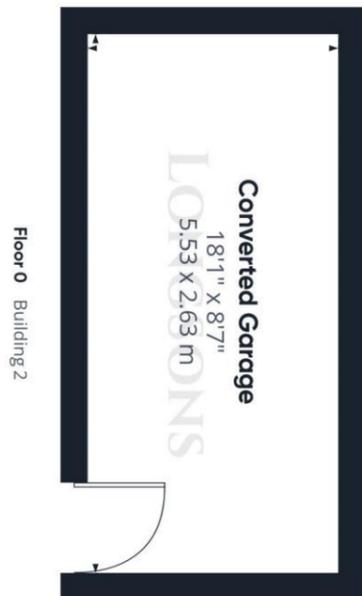
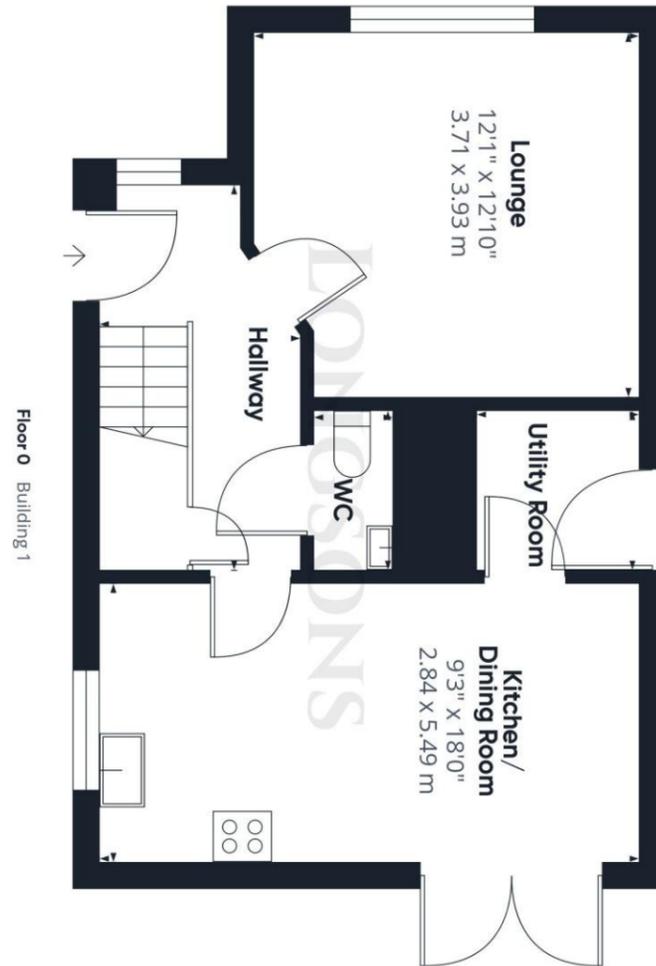
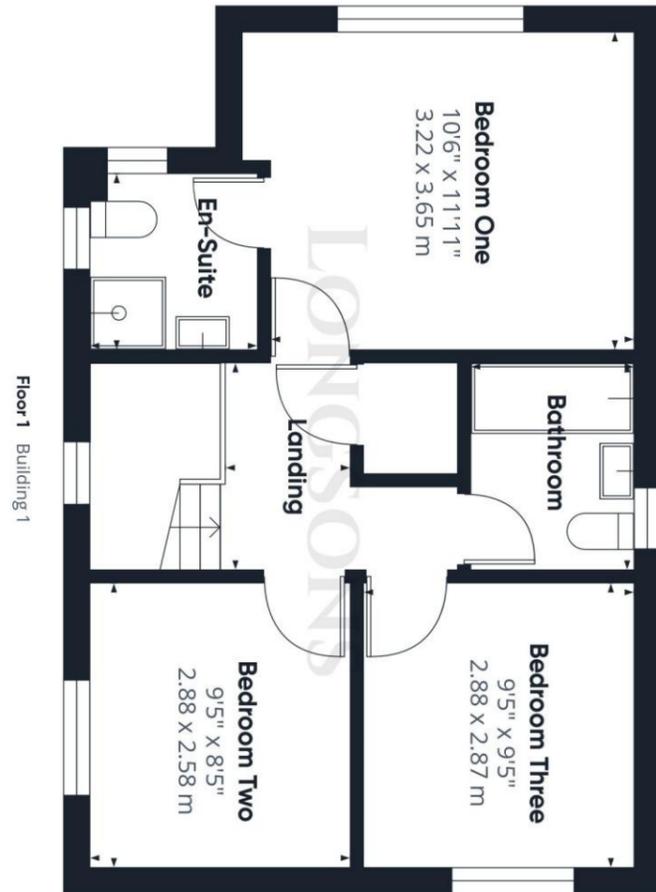




Lancaster Road, Swaffham, PE37 8GX

A modern, three bedroom detached house situated on a popular development on the outskirts of Swaffham. The property offers fitted kitchen, lounge/dining room, cloakroom, en-suite, converted garage (reversible), parking, GCH, UPVC double glazing and six years insurance backed warranty remaining.

Offers in the Region of £300,000 Freehold





En-Suite Shower Room

Shower cubicle, hand wash basing WC, partly tiled walls, extractor fan, obscure glass UPVC double glazed window to front, towel radiator.

Bedroom Two

9'5" (2.87m) x 8'5" (2.57m)

UPVC double glazed window to rear, radiator.

Bedroom Three

9'5" (2.87m) x 9'5" (2.87m)

UPVC double glazed window to front, radiator.

Bathroom

Bath with shower attachment over and glass shower screen, hand wash basin, WC, partly tiled walls, extractor fan, obscure glass UPVC double glazed window to rear, towel radiator.

Outside Front

Wrap around area laid to lawn with paved pathway to front door, wooden knee rail fence to perimeter, gated access to rear garden.

Rear Garden

Brickweave and paved patio seating areas, area laid to lawn, wooden garden shed, shingle to borders, gated access to front, access to garage, wooden fence and wall to perimeter.

Garage

18'1" (5.51m) x 8'7" (2.62m)

Garage currently converted to extra room with access from rear garden, original front up and over door still in-situ, can be converted back into a garage.

Agent's Note

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.

- Three Bedroom Detached House
- Kitchen/Dining Room
- Bathroom, Cloakroom and En-suite
- Energy Efficiency Rating B84
- Garage (converted), Garden and Parking
- Gas Central Heating and UPVC Double Glazing
- Six Years Insurance Backed Warranty Remaining

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this modern, three bedroom detached house. The property offers kitchen, lounge/dining room, cloakroom with WC, en-suite to bedroom one, parking, garden, converted garage (reversible), gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, three double bedrooms with en-suite to bedroom one, family bathroom, garden, parking, gas central heating and UPVC double glazing.

SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, 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 and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Composite door to front, stairs to first floor, under stair cupboard, radiator.

Lounge

12'10" (3.91m) x 12'1" (3.68m)

UPVC double glazed window to front, radiator.

Kitchen/Dining Room

18'0" (5.49m) x 9'3" (2.82m)

Range of fitted cabinets to walls and floor, quartz work surface over with integrated one and a half sink and drainer, quartz upstands, integrated electric oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, UPVC double glazed

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

Utility Room

Range of fitted cabinets to wall and floor one housing the gas boiler, work surface over with upstands, integrated washing machine, UPVC double glazed door opening to side, radiator.

Cloakroom

Hand wash basin, WC, half tiled walls, extractor fan, radiator.

Stairs and Landing

UPVC double glazed window to front, loft access.

Bedroom One

11'11" (3.63m) x 10'6" (3.2m)

UPVC double glazed window to side, radiator, door leading to en-suite shower room.

