



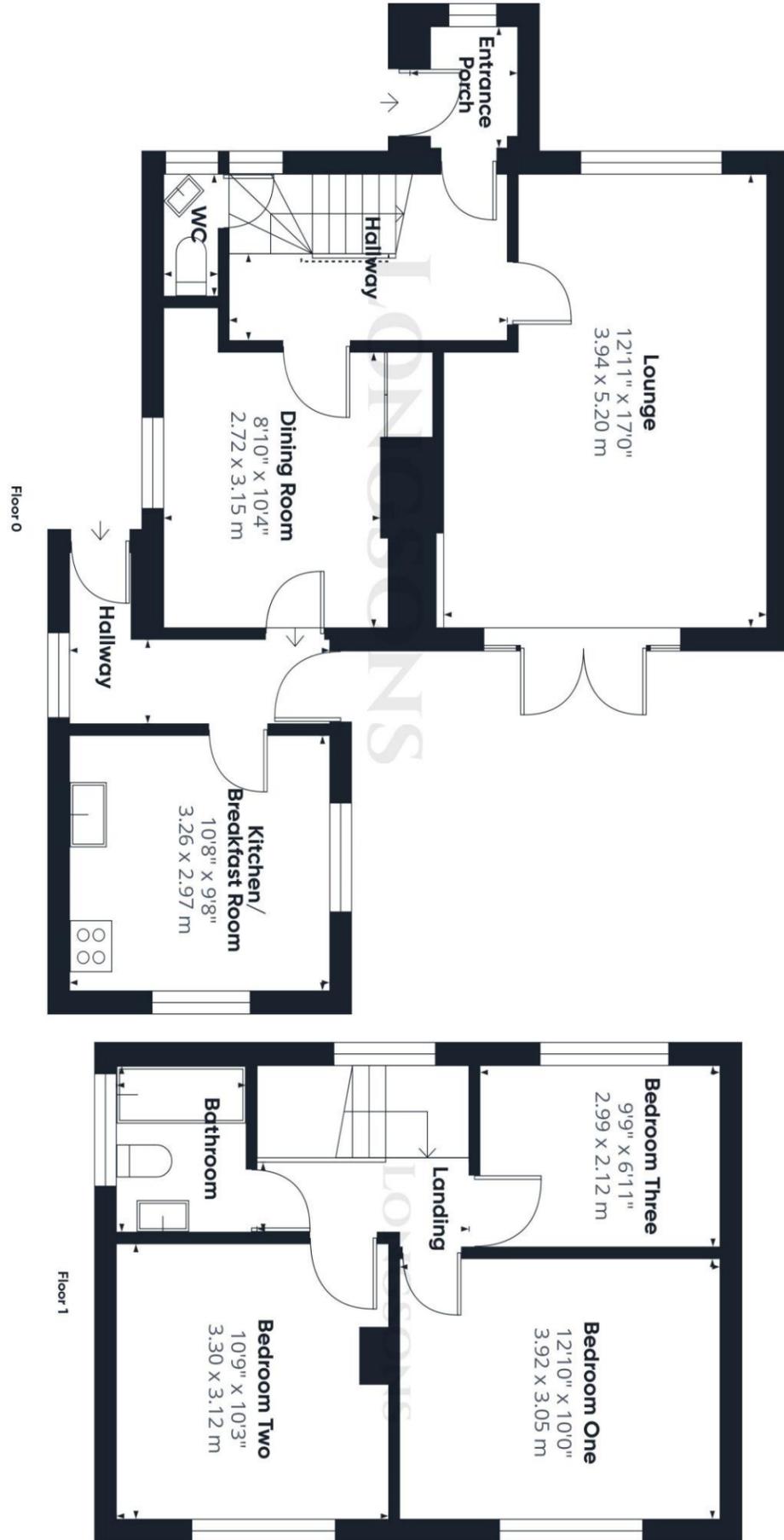
Coronation Grove, Swaffham, PE37 7NA

CHAIN FREE!

Well presented semi-detached three bedroom house conveniently situated within easy reach of Swaffham town centre. The property offers two reception rooms, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing Recommended!

Price £240,000 Freehold





Bedroom One
12'10" (3.91m) x 10'0" (3.05m)
 UPVC double glazed window to rear, radiator.

Bedroom Two
10'9" (3.28m) x 10'3" (3.12m)
 UPVC double glazed window to rear, radiator.

Bedroom Three
9'9" (2.97m) x 6'11" (2.11m)
 UPVC double glazed window to front, radiator.

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

Garage
 Main up and over door to front, entrance door opening to rear garden, window to rear, electric power and lights.

Outside Front
 Low maintenance front garden laid to decorative slate chippings, driveway providing off-road parking, outside lights, garden wall to perimeter.

Rear Garden
 Enclosed rear garden laid to lawn, shrubs and plants to beds, outside light, outside tap, brick built store, additional parking space to rear of garage, paved patio seating area, wooden fence to perimeter.

Agent's Note
 EPC rating D67 (Full copy available on request)
 Council tax band B (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.

- Semi-Detached Three Bedroom House
- Two Reception Rooms
- Cloakroom With WC
- Energy Efficiency Rating D67
- Garage, Parking and Gardens
- Gas Central Heating and UPVC Double Glazing
- Viewing Recommended
- Offered CHAIN FREE!

Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented semi-detached three bedroom house. The property offers two reception rooms, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance porch, hallway, lounge, dining room, rear lobby, kitchen, cloakroom with WC, three bedrooms, bathroom, garage, gardens, 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 Porch
 UPVC entrance door to side, UPVC double glazed window to front, tiles to floor.

Hallway
 Stairs to first floor, radiator.

Lounge
17'0" (5.18m) x 12'11" (3.94m)
 Feature stonework fireplace with inset electric fire, shelving to alcove, UPVC double glazed French doors opening to

rear garden, UPVC double glazed window to front, radiator.

Dining Room
10'4" (3.15m) x 8'10" (2.69m)
 Built-in cupboard housing modern gas central heating boiler, UPVC double glazed window to side, radiator.

Rear Lobby
 UPVC entrance doors to front and rear, loft access, UPVC obscure glass double glazed window to side, tiles to floor, radiator.

Kitchen/Breakfast Room
1'8" (0.51m) x 9'8" (2.95m)
 Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, tiled splashback, breakfast bar, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge and freezer, UPVC double glazed window to rear and side, radiator.

Stairs and Landing
 UPVC double glazed window to front, radiator.

