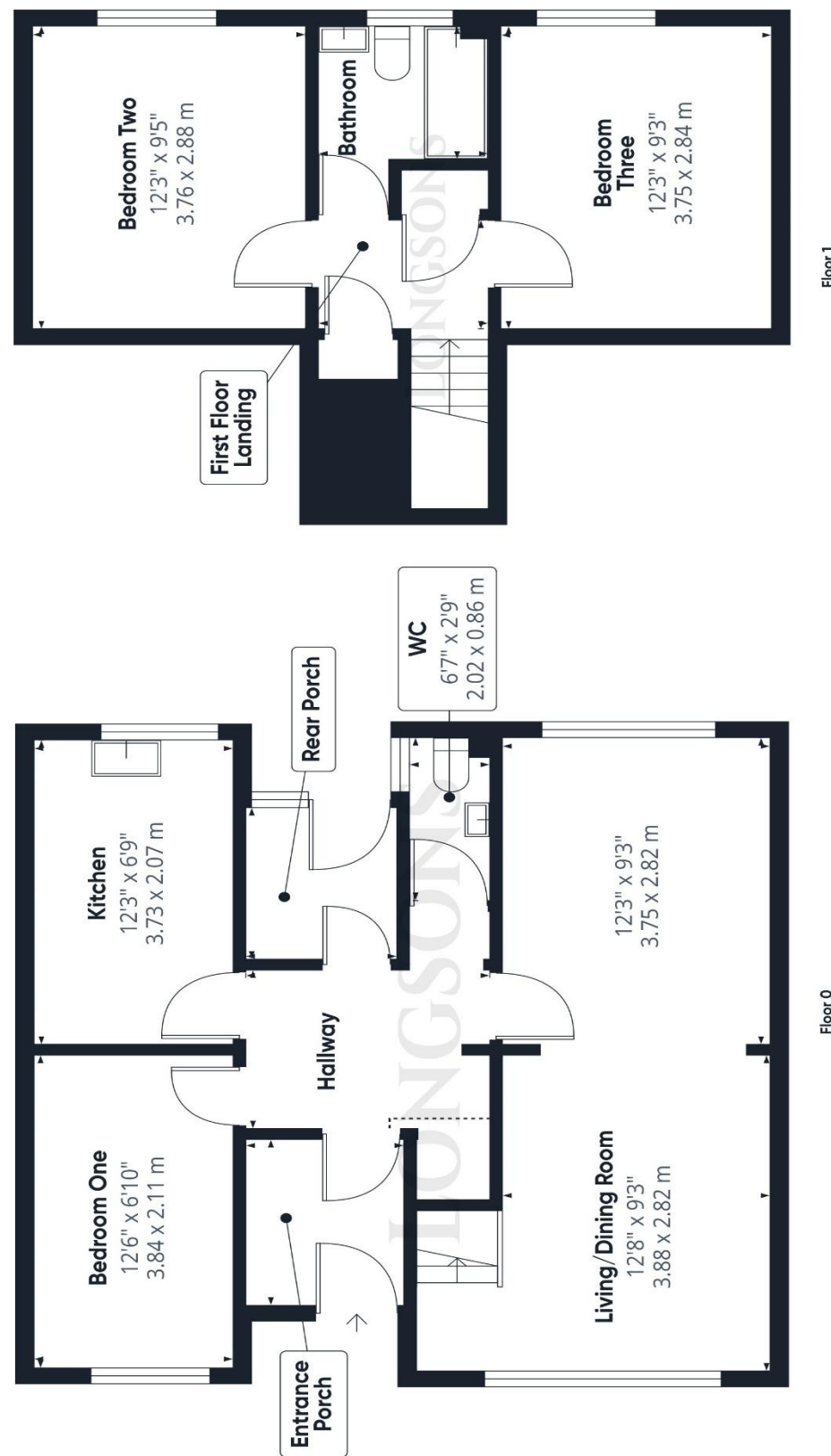




Carter Close, Swaffham, PE37 8BY

NO ONWARD CHAIN! Refurbished well presented, three bedroom semi-detached house on a popular development in Swaffham. The property offers open plan living/dining room, kitchen, gardens to front and rear, gas central heating, on-street parking and UPVC double glazing.

Price £170,000 Freehold



Situated in the market town of Swaffham, Longsons are delighted to bring to the market this well presented three bedroom semi-detached house. The property offers a cloakroom, three bedrooms, gardens to front and rear, gas central heating and UPVC double glazing throughout.

Briefly the property offers front and rear porches, open plan living/dining room, kitchen, downstairs bedroom, understairs storage cupboard, two upstairs bedrooms, family bathroom, gardens to front and rear, 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 as 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

Composite entrance door, glazed windows to front, access to main hallway.

Main Hallway

Understairs storage cupboard, cloakroom, radiator.

Kitchen

Fitted cabinets to floor and wall with laminate work surface over and tiled splashback, space for electric cooker, inset stainless steel unit with hot & cold taps and drainer, space and plumbing for washing machine, wall mounted gas boiler, space for freestanding fridge/freezer. radiator, UPVC double glazed window to rear.

Cloakroom

WC, hand wash basin with tiled splashback, glazed window to side.

Rear Porch

Wooden door to rear garden, glazed windows to rear.

Living/Dining Room

Open plan layout. two radiators, UPVC double glazed windows to front and rear, stairs to first floor.

Bedroom One (Downstairs)

Radiator, UPVC double glazed window to front.

First Floor Landing

Airing cupboard housing hot water cylinder, built-in storage cupboard, loft access.

Bedroom Two

Radiator, UPVC double glazed window to rear.

Bedroom Three

Radiator, UPVC double glazed window to rear.

Family Bathroom

Partially tiled walls, WC, hand wash basin, bath with mixer tap and shower over, radiator, obscure double glazed window to rear, extractor fan.

Front of Property

Laid to lawn with paved walkway to front door, fencing and established shrubs to perimeter, small entrance porch laid to tiles, composite entrance door,

Rear Garden

Laid to lawn with paved walkway, walls and fencing to perimeter, gated access at the rear of garden, small porch laid to tiles, gated access to side of property, outside lighting and outside tap.

Agent's Note

EPC rating D68 (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.

- Well Presented
- Three Bedrooms (One Downstairs)
- Open Plan Living/Dining Room
- Energy Efficiency Rating D68
- Gardens to Front and Rear
- Gas Central Heating and UPVC Double Glazing

