



Northfield Road, Swaffham, PE37 7JB

Three bedrooms detached bungalow situated in the popular market town of Swaffham, the property has a lot to offer with a generously sized bright living room, well equipped kitchen, modern shower room, a beautiful garden and plenty of off-road parking.

Price £325,000 Freehold



Situated in the popular market town of Swaffham, Longsons are thrilled to bring to the market this very well presented three bedroom detached bungalow set on a sunny corner plot. The property has a lot to offer with a great living room, well equipped kitchen, modern shower room, en-suite, generous garden space, plenty of off-road parking as well as gas central heating and UPVC double glazing throughout. Viewing highly recommended.

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

UPVC double glazed front door, plenty of space for coat and shoe storage.

Living Room

17'11" (5.46m) x 13'3" (4.04m)

The Living Room hosts a beautiful UPVC double glazed corner window which overlooks the front garden. This room also provides a feature fireplace with tiled hearth and wooden mantel, two radiators and UPVC double glazed doors to the rear garden.

Kitchen

13'6" (4.11m) x 7'10" (2.39m)

Fitted cabinets to floor and wall and laminate worktop over, this kitchen also provides integrated appliances including fridge/freezer, double fan oven, microwave, washing machine, dishwasher and gas hob with extractor hood over, inset composite sink with mixer tap and integrated drainer as well as a UPVC double glazed window to rear, radiator and obscured double glazed door to rear garden.

Hallway

With access to all rooms, you will also find a storage cupboard with wall mounted gas combination boiler as well as a radiator and loft access.

Bedroom One

12'5" (3.78m) x 10'11" (3.33m)

Tastefully designed alongside a partial garage conversion, the main bedroom provides UPVC double glazed window to rear, a radiator, a built-in wardrobe as well as an en-suite bathroom.

Dressing Room

5'11" (1.8m) x 3'9" (1.14m)

UPVC double glazed window to rear.

En-Suite

8'0" (2.44m) x 5'5" (1.65m)

The en-suite to the main bedroom provides vinyl to floor, tiles to wall, WC, ceramic hand washbasin with drawers beneath, acrylic bath with hand held shower attachment as well as a towel radiator and extractor fan.

Bedroom Two

11'5" (3.48m) x 11'2" (3.4m)

Built-in wardrobes, a radiator and a UPVC double glazed window to front which floods the room with the natural light.

Bedroom Three/Dining Room

10'4" (3.15m) x 10'4" (3.15m)

Currently being used as a Dining Room, this room can be used for a variety of purposes including a third bedroom. This room provides a radiator and is also flooded by natural light by the UPVC double glazed window to front.

Shower Room

7'11" (2.41m) x 6'5" (1.96m)

With vinyl to floor and tiles to wall, the shower room provides a spacious walk-in shower with glass screen and hand held shower attachment, WC, hand washbasin, extractor fan, towel radiator and an obscured UPVC double glazed window to rear.

Storage Room

10'2" (3.1m) x 5'6" (1.68m)

Door leading to front garden.

Front Garden

Generous off-road parking for multiple vehicles, the main driveway to the property is laid to brickweave and shingle, alongside the driveway is an incredibly well presented front and side garden laid to lawn with established trees and shrubs to perimeter as well as flowers and plants to pots. The

front of the property also provides ample outside lighting and access to a small storage room with light and power.

Rear Garden

Mainly laid to concrete slabs, the rear garden hosts an enclosed patio area with ample space for seating. Alongside the patio you will find a separate garden space laid to lawn with flowers and plants to beds, fences to perimeter, an access gate leads onto the main road as well as outside lighting and outside tap.

Agent's Note

EPC rating TBC (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 bedrooms
- Situated in popular market town
- Generously Sized Bright Living Room
- Energy Efficiency Rating TBC
- Garden and Off-road Parking
- Gas Central Heating and UPVC Double Glazing

