



Dragonfly Way, Swaffham, PE37 8JQ

****SHARED OWNERSHIP 40% SHARE**** Longsons are delighted to offer this three bedroom, semi-detached house located on a popular development within the market town of Swaffham. The property has lots to offer including living room, kitchen, garden, driveway, gas central heating and UPVC double glazing.

Price £96,000 Leasehold



****SHARED OWNERSHIP 40% SHARE**** Situated on a popular development built by the renowned Abel Homes within the market town of Swaffham, Longsons are delighted to bring to the market this well presented, three bedroom semi-detached house located within easy reach of local schools and amenities. The property has lots to offer including living room, kitchen, garden space, driveway, gas central heating and UPVC double glazing throughout. Viewing Advised!

Briefly the property offers an entrance hall, cloakroom, living room, kitchen, three bedrooms, bathroom, garden, driveway, 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 Hall

Composite entrance door, cloakroom, understairs storage cupboard, stairs to first floor, radiator,

Cloakroom

WC, hand washbasin with tiled splashback, radiator, obscured UPVC triple glazed window to front.

Kitchen

12'7" (3.84m) x 7'9" (2.36m)

Fitted cabinets to floor and wall with laminate worktop over, integrated fridge/freezer, integrated fan oven, integrated gas hob with extractor hood over, integrated dishwasher, inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer, space and plumbing for washing machine, radiator, UPVC triple glazed window to front,

Living Room

18'9" (5.72m) x 13'4" (4.06m)

Ample space for both living room and dining room furniture, UPVC triple glazed window to front and side aspect, UPVC double French doors to rear garden and two radiators.

First Floor Landing

Loft access, radiator, airing cupboard with hot water cylinder.

Bedroom One

15'3" (4.65m) x 9'1" (2.77m)

Radiator, UPVC triple glazed window to front.

Bedroom Two

11'8" (3.56m) x 10'2" (3.1m)

Radiator, UPVC triple glazed window to rear.

Bedroom Three

10'2" (3.1m) x 6'9" (2.06m)

Radiator, UPVC triple glazed window to rear.

Bathroom

8'0" (2.44m) x 6'6" (1.98m)

Tiles to walls.WC, hand washbasin with fitted cabinet over, bath with mixer tap, hand held shower attachment and glass screen, extractor fan, chrome towel radiator, obscured UPVC triple glazed window to side.

Front of Property

Plants and flowers to beds, outside lighting, driveway.

Rear Garden

Laid to lawn, patio area, wooden garden shed, fencing to perimeter, outside lighting, outside tap, gated access to driveway.

Agent's Note

EPC rating A93 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council).

This property is offered for sale on a 40% shared ownership basis.

On a 40% shared ownership basis, currently the purchaser would pay a rent and service charge of £418.78 per calendar month for the remaining 60% share, with £36.52 for buildings insurance. For further information regarding this and this application process please contact Longsons

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
- Popular Development Location close to schools
- Garden and Ample Off-road Parking
- Energy Efficiency Rating A93
- Gas Central Heating
- UPVC Double Glazing
- SHARED OWNERSHIP 40% SHARE

