LONGSONS

Brancaster Way, Swaffham, PE37 7RY

CHAIN FREE! Well presented three bedroom semi-detached house situated within Swaffham. The property offers lounge, dining room, kitchen, bathroom, gardens, gas central heating and UPVC double glazing.

Offers in Excess of £240,000 Freehold

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Situated within a popular residential development in the sought-after market town of Swaffham, Longsons are delighted to offer this well-presented three-bedroom semi-detached home.

The property offers accommodation including entrance hall, cloakroom, living room, separate dining room, fitted kitchen, three bedrooms and a family bathroom.

Outside, the property benefits from generous garden space, off-road parking and a garage, together with far-reaching countryside views.

Further benefits include gas central heating and UPVC double glazing throughout.

Early viewing is highly recommended to fully appreciate all this attractive home has to offer.

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
Obscure glass composite entrance door, under stairs storage cupboard, cupboard housing gas boiler.

Living Room
16'10" (5.13m) x 11'4" (3.45m)
Two radiators, feature fireplace with gas back boiler behind, UPVC double glazed window to front and side.

Dining Room
10'8" (3.25m) x 8'1" (2.46m)
Radiator, UPVC double glazed window to side, UPVC double glazed French doors to rear garden, archway to kitchen.

Kitchen
13'4" (4.06m) x 12'8" (3.86m)
Fitted cabinets to floor and wall with laminate worktop over and tiled splashback, integrated oven with electric hob and extractor hood over, space and plumbing for washing machine, inset composite one bowl sink unit with mixer tap and drainer, space for upright fridge/freezer, radiator, UPVC double glazed window to rear, UPVC double glazed door to rear garden.

Cloakroom
WC, hand washbasin and tiled splashback.

First Floor Landing
Loft access, airing cupboard housing hot water cylinder.

Bedroom One
14'6" (4.42m) x 9'4" (2.84m)
Radiator, UPVC double glazed windows to front and side, built-in wardrobe space.

Bedroom Two
10'6" (3.2m) x 9'3" (2.82m)
Radiator, UPVC double glazed windows to rear and side providing far reaching countryside views, built-in wardrobe space.

Bedroom Three
9'2" (2.79m) x 7'5" (2.26m)
Radiator, UPVC double glazed window to front.

Bathroom
WC, bath with mixer tap and shower over, tiled splashback, hand washbasin, extractor fan, radiator, obscure UPVC double window to rear

Front of Property
Laid to shingle, driveway providing ample parking, fencing to perimeter, gated access to rear garden.

Rear Garden
Laid to lawn, fencing to perimeter, established plants, shrubs and trees to beds throughout, paved patio seating area, additional seating area with far reaching countryside views, wooden garden shed, outside tap.

Garage
16'10" (5.13m) x 9'2" (2.79m)
Lighting and power, glazed window to side, up and over main door.

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.

- Well Presented Home
- Three Bedrooms
- Gardens and Far Reaching Countryside Views
- Energy Efficiency Rating D65
- Garage and Off-road Parking
- Gas Central Heating and UPVC Double Glazing