



Longfields, Swaffham, PE37 7RH

welcome to

Longfields, Swaffham

A well presented and spacious 3 bedroom detached bungalow, situated within this quiet cul-de-sac location, in reach of Swaffham town centre, amenities and facilities. Presented in excellent condition and boasting beautiful and well-tended front and rear gardens, driveway off-road parking and more!



Accommodation

UPVC part glazed external entrance door opening to:

Entrance Porch

Internal door opening to:

Lounge

Radiator, television and telephone points, carpet flooring, feature fireplace with decorative surround, UPVC double glazed window to the front aspect, internal double doors opening to:

Dining Room

Radiator, carpet flooring, inset ceiling spotlights, opening to:

Kitchen

A range of wall and floor mounted fitted kitchen units in shaker style finish with contrasting wooden work surfaces over, inset stainless steel sink and drainer with mixer tap, splash backs and surrounds, space for an electric cooker, space for fridge-freezer, space and plumbing for washing machine, inset ceiling spotlights, tiled flooring, UPVC double glazed windows to the side and rear aspect, part glazed door opening to:

Rear Porch

Of UPVC construction with double glazed windows, UPVC double glazed door opening to the rear garden.

Inner Hallway

Built-in storage cupboard, doors opening to all bedrooms, the family bathroom.

Bedroom 1

Radiator, carpet flooring, built-in wardrobes, UPVC double glazed window to the front aspect.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over and glazed shower screen, fully tiled walls, radiator, tile effect flooring, two UPVC double glazed obscure glass windows to the side aspect.

Outside

To the front of the property there is a well maintained decorative stone area with central shrubs and a stepping stone pathway through the garden and to the front entrance door. A driveway providing off-road parking with double gates opening to the rear garden.

The rear gardens, which are a particular feature of the property, are partly laid to artificial turf with a patio seating area, an array of attractive flower, plants and shrubs are sectioned around the garden, along with a further slate chipped area. A timber built summer house sits to the rear, two garden storage sheds are housed to the side, one providing power and lighting and the garden offers a good degree of privacy.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from

nearby Downham Market.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note



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welcome to

Longfields, Swaffham

- A delightful 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Modern kitchen with ample storage space and separate dining room
- Contemporary fitted bathroom
- Well-maintained front and rear gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111314 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons and at the traffic lights, bear left onto Station Road. Continue, taking the next right hand turn onto Sporle Road and proceed past the community hospital. Follow the road down to the bottom and take the left hand turn onto New Sporle Road. Take the next right hand turn onto Longfields and the property will be found directly at the bottom of the development.



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