



116 Brandon Road, Swaffham

Guide Price £425,000

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Swaffham, Swaffham

Guide Price: £425,000 - £450,000. Welcome to this detached house in Swaffham, the spacious entrance hallway offers easy access to all the ground floor rooms and a convenient shower room adds a practical touch to your daily routines. The living room provides a cosy space with plush carpeting and sliding doors leading to the garden, while the dining room is perfect for gatherings. The bright and inviting kitchen, alongside the utility room and cloakroom/boot room, makes this home ideal for modern family living. Upstairs, four generously sized bedrooms, including a master bedroom with an ensuite and walk-in wardrobe, provide ample space for all your needs. The meticulously maintained garden, complete with a vegetable and fruit cultivation area, offers outdoor enjoyment and the gated driveway, double garage and hedged enclosure add convenience and security to this family home.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Swaffham, Swaffham

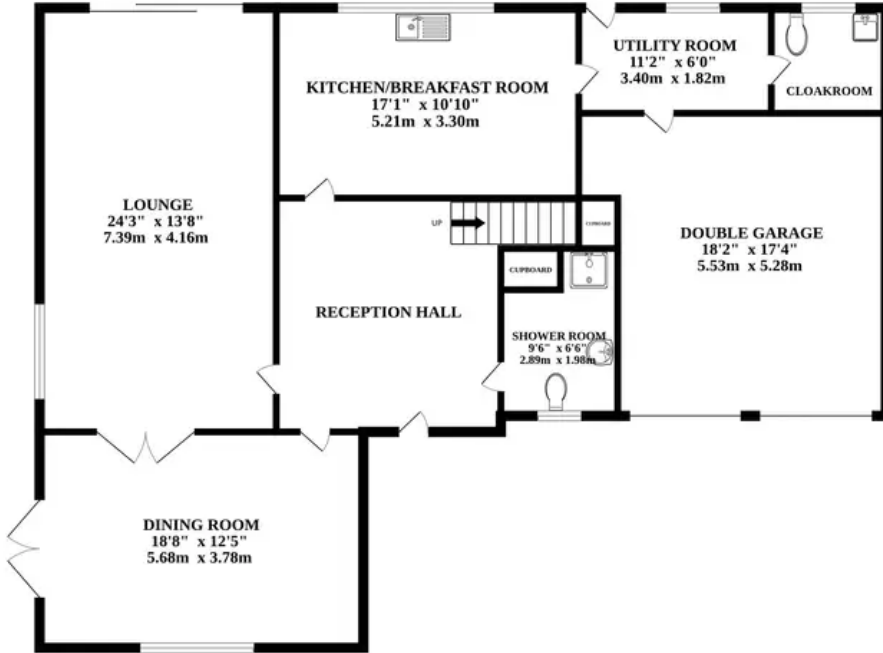
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LOCATION

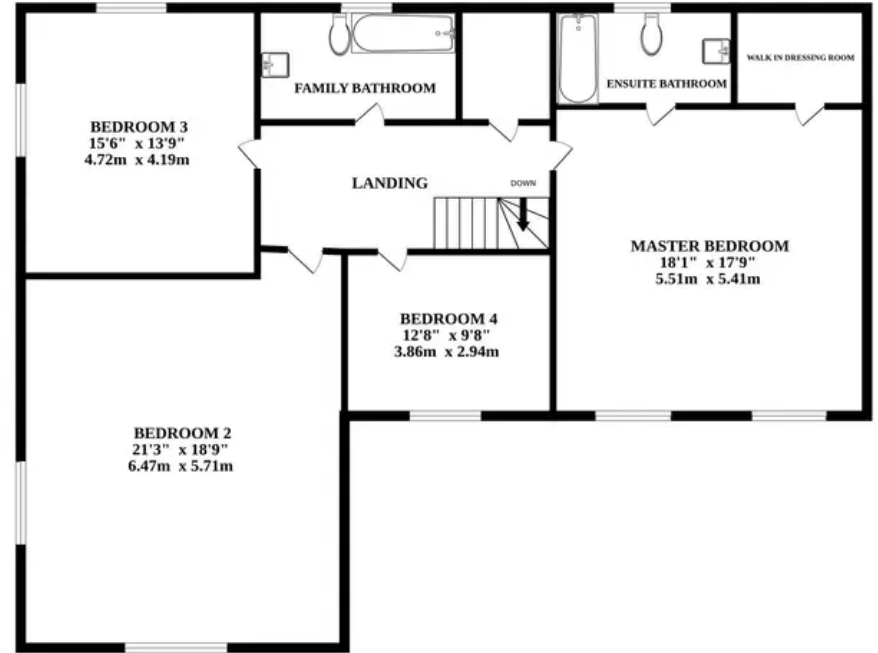
Ideally situated in the town of Swaffham, with a prime location near the Swaffham Rugby Club. It's a perfect choice for families, as it enjoys a great catchment area for the local schools. This charming residence provides the convenience of having a wide range of amenities right at your doorstep, including well-known grocery stores like Waitrose and ASDA. Moreover, the town's social scene is enriched by the nearby Red Lion and White Hart pubs, where you can enjoy delicious food and enjoy socialising with friends. Commuters will appreciate the easy access to the A47, allowing swift journeys to key destinations



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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