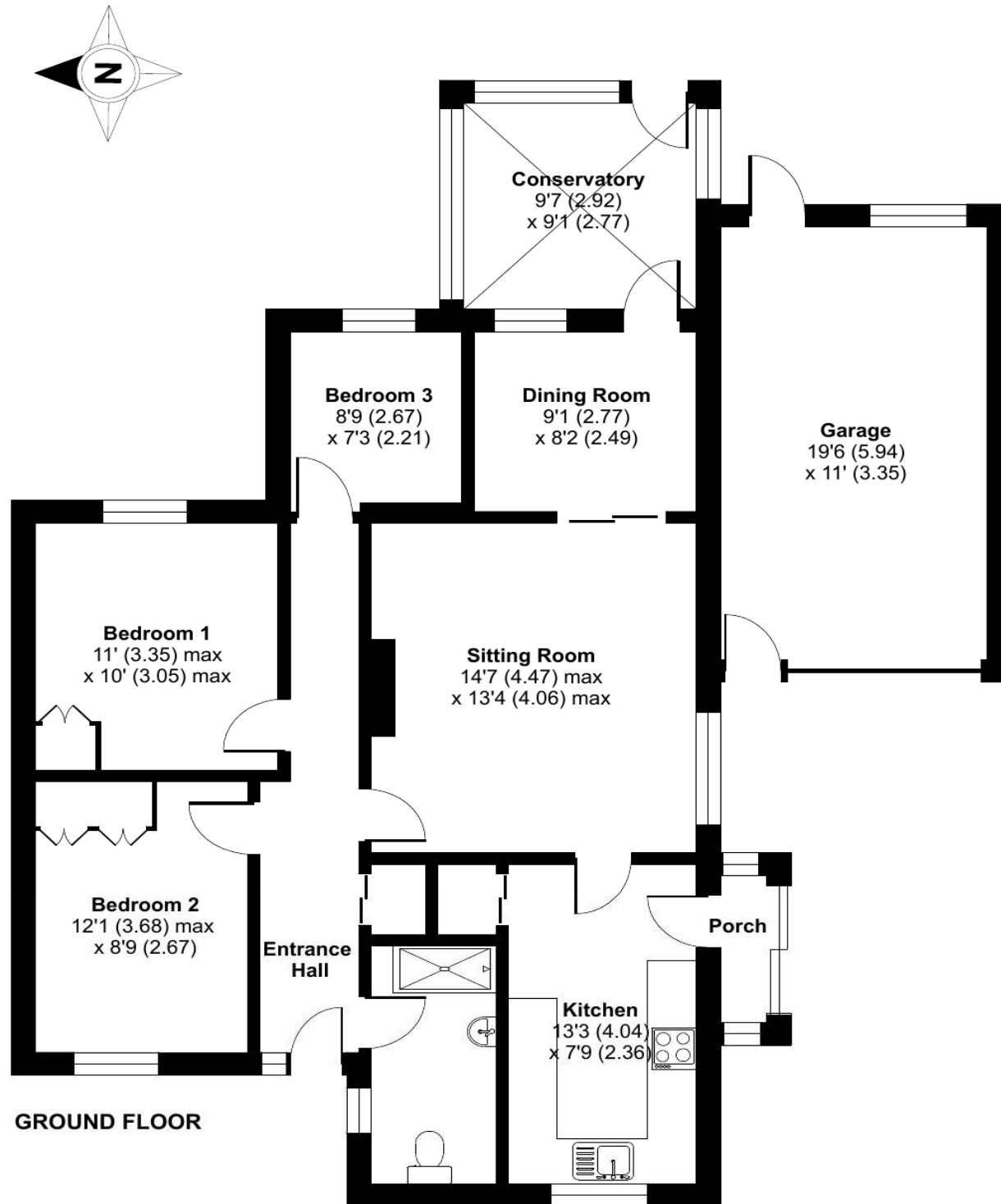


Greenhoe Place, Swaffham, PE37

Approximate Area = 1218 sq ft / 113.1 sq m

For identification only - Not to scale



Greenhoe Place, Swaffham, PE37 7EY

Recently refurbished, extremely well presented, detached three bedroom bungalow situated on a popular development in Swaffham. This superb property offers two reception rooms, conservatory, gardens, garage, carport, parking, gas central heating and UPVC double glazing. Viewing Recommended.

Price £270,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1230665



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Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this recently refurbished, extremely well presented, detached three bedroom bungalow. This fantastic property offers two reception rooms, conservatory, shower room, gardens, garage, carport, parking, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms, shower room, garage, carport, gardens, parking, 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 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

Entrance door to front, loft access, built-in cupboard housing hot water cylinder, radiator.

Sitting Room

14'7" (4.45m) x 13'4" (4.06m)
Feature fireplace, UPVC double glazed window to side, radiator, glazed sliding door through to dining room.

Dining Room

9'1" (2.77m) x 8'2" (2.49m)
UPVC double glazed entrance door opening to conservatory, UPVC double glazed window to rear, radiator.

Conservatory

9'7" (2.92m) x 9'1" (2.77m)
Modern UPVC double glazed conservatory, entrance door opening to rear garden, radiator providing all year round usage.

Kitchen

13'3" (4.04m) x 7'9" (2.36m)
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated double electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, cupboard housing modern gas central heating boiler, built-in storage cupboard, UPVC double glazed entrance door opening to side porch, tiles to floor, UPVC double glazed window to front.

Side Porch

UPVC double glazed sliding door opening to side.

Bedroom One

11'0" (3.35m) x 10'0" (3.05m)
UPVC double glazed window to front, radiator.

Bedroom Two

12'1" (3.68m) x 8'9" (2.67m)
UPVC double glazed window to rear, radiator.

Bedroom Three

8'9" (2.67m) x 7'3" (2.21m)
UPVC double glazed window to rear, radiator.

Shower Room

Double shower cubicle, wash basin, WC, tiled splashback, obscured glass UPVC double glazed window to side, fitted cupboards, radiator.

Outside Front

Low maintenance front garden laid to shingle, driveway providing off road parking, carport providing further gated

secure covered parking, outside lights, shrubs and plants to beds, outside tap.

Garage

19'6" (5.94m) x 11'0" (3.35m)
Larger than average garage with main up and over door to front, entrance door to front and rear, window to rear, electric lights and power.

Rear Garden

Well maintained enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, shrubs and plants to beds and borders, wooden fence to perimeter.

Agent's Notes

EPC rating D62 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

The owners have advised that the electrics have recently been upgraded to comply with modern safety standards.

- Detached Three Bedroom Bungalow
- Very Well Presented
- Two Reception Rooms
- Energy Efficiency Rating D73
- Conservatory
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

