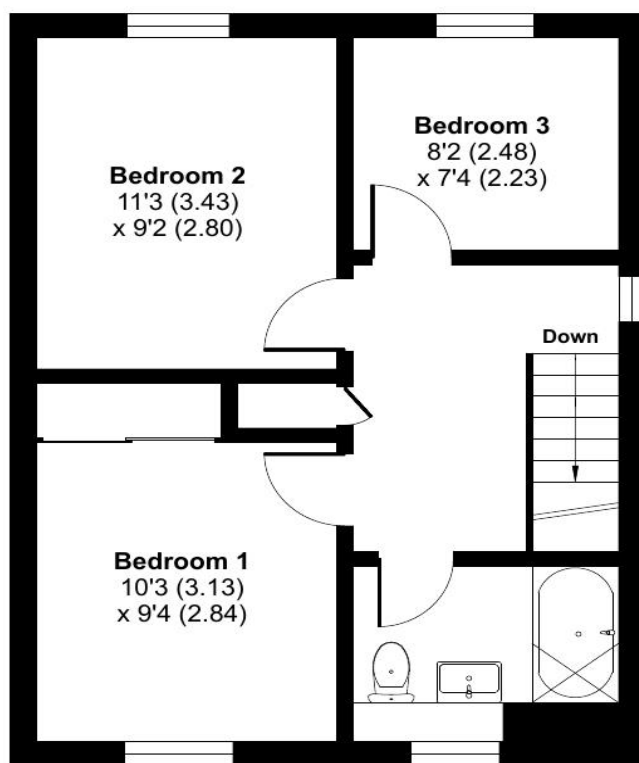




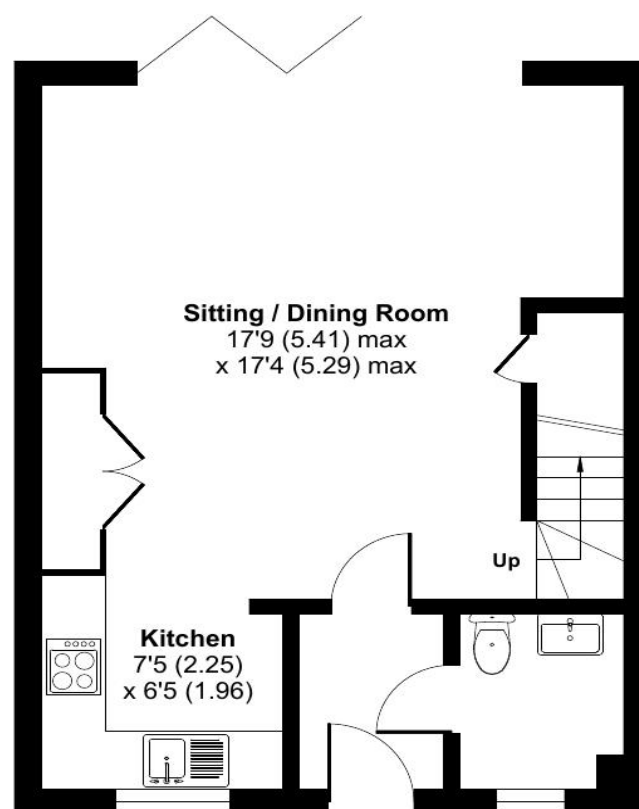
Kendle Road, Swaffham, PE37

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Longsons. REF: 1234037



Kendle Road, Swaffham, PE37 8GU

Extremely well presented, modern semi-detached three bedroom house situated on a popular development in Swaffham. This superb property offers open plan living to the ground floor, bi-folding doors opening to rear garden, utility cupboard, cloakroom, parking and gardens

Viewing Highly Recommended!

Price £230,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented modern semi-detached three bedroom house. This superb property offers open plan living to the ground floor with integrated appliances to the modern kitchen, bi-folding doors opening to rear garden, utility cupboard, cloakroom, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, open plan lounge/dining/kitchen, cloakroom, WC, three bedrooms, bathroom, 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

Composite entrance door to front, porcelain tiles to floor, radiator.

Kitchen

7'5" (2.26m) x 6'5" (1.96m)

Modern fitted kitchen units to walls and floor complemented by a work surface over with stainless steel one and a half bowl sink unit, mixer tap and drainer, range of integrated appliances including dishwasher, electric oven, combi oven/grill, fridge/freezer, tiled splashback, porcelain tiles to floor, UPVC double glazed window to front.

Sitting/Dining Room

17'9" (5.41m) Max x 17'4" (5.28m) Max

Fully glazed UPVC double glazed bi-folding doors opening to rear garden, built-in under stairs utility cupboard, with space and plumbing for washing machine, stairs to first floor, two radiators.

Cloakroom

Wall mounted hand wash basin, concealed cistern WC, tiled splashback, obscure glass UPVC double glazed window to front, radiator.

Stairs and Landing

Built-in cupboard housing gas central heating boiler, UPVC double glazed window to side.

Bedroom One

10'3" (3.12m) x 9'4" (2.84m)

Fitted wardrobes with sliding doors, UPVC double glazed window to front, radiator.

Bedroom Two

11'3" (3.43m) x 9'2" (2.79m)

UPVC double glazed window to rear, radiator.

Bedroom Three

8'2" (2.49m) x 7'4" (2.24m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising double ended bath with wall mounted water controls, rainfall shower head over, separate hand shower attachment and shower screen, wash basin, concealed cistern, WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to front.

Outside Front

Front garden laid to low maintenance granite chippings, outside light,

driveway providing off road parking to the side, outside tap, UV electric car charging point, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed and gazebo, outside tap, electric power socket, wooden fence to perimeter, outside light, gated access to front.

Agent's Notes

EPC rating B83 (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.

- Modern Semi-Detached House
- Three Bedrooms
- Open Plan Living Space
- Energy Efficiency Rating B83
- Utility Cupboard and Cloakroom
- Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

