

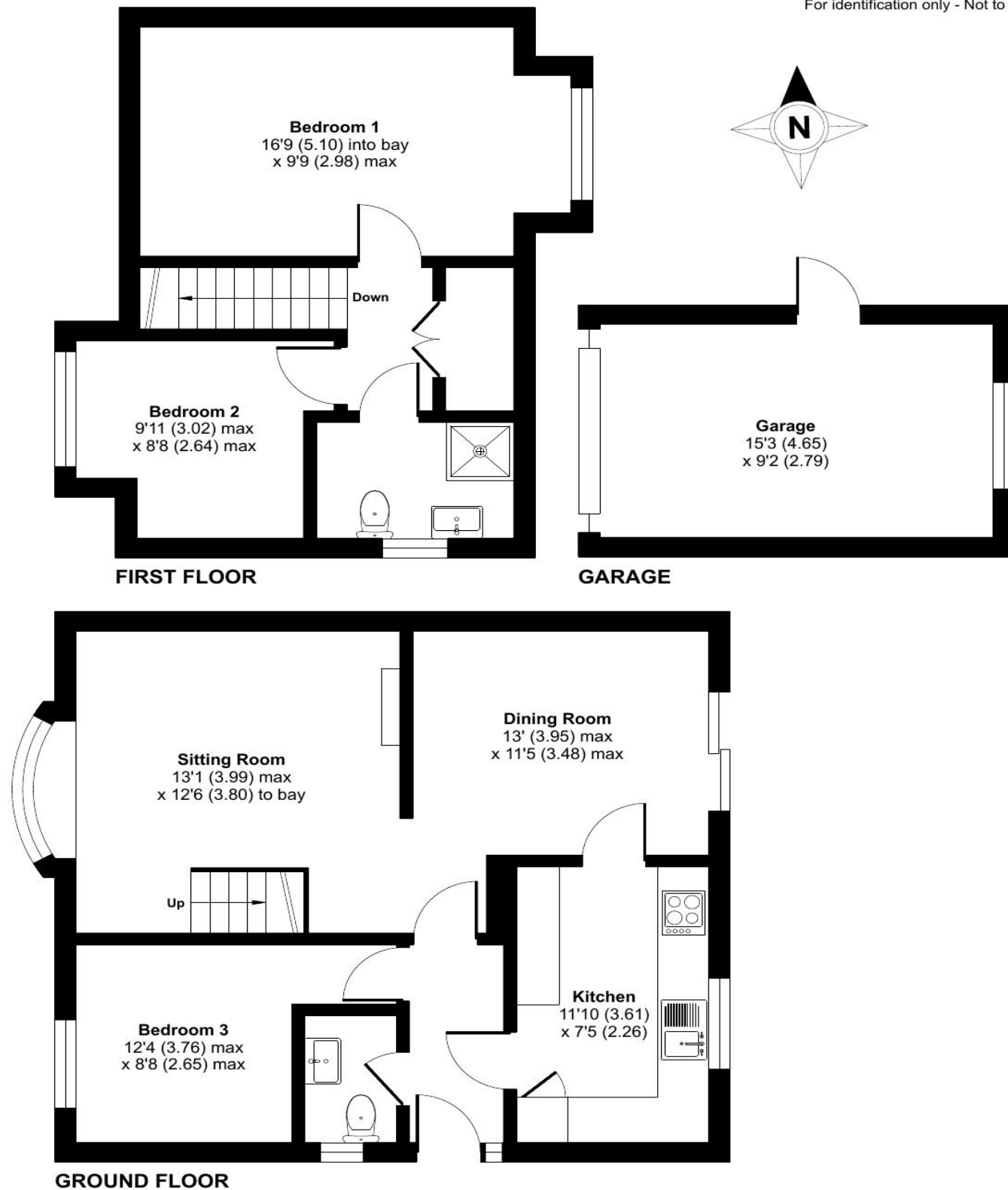
Wroxham Avenue, Swaffham, PE37

Approximate Area = 887 sq ft / 82.4 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1340570



Wroxham Avenue, Swaffham, PE37 7SD

A property that will benefit from updating and offering plenty of potential. Detached three bedroom chalet style house situated on a popular development on the outskirts of Swaffham. Offering garage, gardens, cloakroom with WC, gas central heating and UPVC double glazing.

Offered CHAIN FREE!!

Price £190,000 Freehold

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<https://www.longsons.co.uk>

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Stairs and Landing

Built-in cupboard with double doors housing hot water cylinder, loft access.

Bedroom One

16'9" (5.11m) Into Bay x 9'9" (2.97m)

UPVC double glazed window to rear, radiator.

Bedroom Two

9'11" (3.02m) x 8'8" (2.64m)

UPVC double glazed window to front, radiator.

Shower/Wet Room

Shower with shower curtain, wash basin, WC, fully tiled walls, extractor fan, obscure glass UPVC double glazed window to side, radiator.

Outside Front

Front garden laid to lawn, shrubs and plants to borders, driveway providing off-road parking and access to garage, outside lights, gated access to rear garden.

Garage

15'3" (4.65m) x 9'2" (2.79m)

Main up and over door to front, entrance door to side, window to rear, electric power and lights.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden corner shed, greenhouse, outside lights, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D68 (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.

- Detached Three Bedroom Chalet Style House
- Ready For Updating, Offering Plenty of Potential
- Garage, Parking and Gardens
- Energy Efficiency Rating D68
- Gas Central Heating and UPVC Double Glazing
- Offered CHAIN FREE!

Situated on a popular development just on the outskirts of Swaffham, Longsons are delighted to bring to the market a property ready for updating and offering plenty of potential. This detached three bedroom chalet style home comes with garage, parking, gardens, cloak room with WC, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Viewing highly recommended to see the potential on offer.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloak room with WC, three bedrooms, shower/wet room, garage, parking, gardens, 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

UPVC entrance door to front, radiator.

Sitting Room

13'1" (3.99m) Into Bay x 12'6" (3.81m)

UPVC double glazed bow window to front, radiator, stairs to first floor.

Dining Room

13'0" (3.96m) Into Bay x 11'5" (3.48m)

Double glazed sliding patio doors opening to rear garden.

Kitchen

11'10" (3.61m) x 7'5" (2.26m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob, space and plumbing for washing machine, space for tall fridge/freezer, built-in storage cupboard, tiled splashback, UPVC double glazed window to rear.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to side.

Bedroom Three

12'4" (3.76m) x 8'8" (2.64m)

UPVC double glazed window to front, radiator.

