



Pit Lane, Swaffham, PE37

Approximate Area = 1382 sq ft / 128.4 sq m

For identification only - Not to scale



Pit Lane, Swaffham, PE37 7DA

Well presented three bedroom mid-terrace barn conversion situated in a convenient yet tucked away position just off the market place in Swaffham. The property offers open plan kitchen/dining room, en-suite facilities to bedroom one, loft room, parking, gas central heating and double glazing.

Offers in the Region of £290,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1214193



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Bedroom One 16'1" (4.9m) Max x 13'9" (4.19m) Max

Exposed ceiling beams, Velux window, double glazed window to rear, radiator, fold-away staircase to loft room, shower cubicle.

En-Suite WC

WC, wash basin, tiled splashback, extractor fan, radiator.

Bedroom Two 15'10" (4.83m) Max x 10'3" (3.12m) Max

Velux window, double glazed window to to side, loft access, radiator.

Bedroom Three 13'7" (4.14m) x 9'9" (2.97m)

Exposed timbers, full-height double glazed window to front.

Bathroom

Wood panelled bath with shower attachment over, partly tiled walls, WC, wash basin,, exposed timbers, extractor fan, double glazed Velux style window, radiator.

Loft Room 9'4" (2.84m) x 8'4" (2.54m)

Originally the grain store, ideal as an office space or storage space.

Accessed via a fold-away staircase from the bedroom one, exposed timbers, power and light, double glazed Dormer style window to front, radiator.

Outside Front

Block paved area providing off-road parking and access to the main entrance door, gated access to a low maintenance courtyard style front garden laid mainly to paving, area laid to shingle with timber Pergola, exterior lighting, trellis fencing, picket and wrought-iron fencing to perimeter.

Agent's Notes

EPC rating D61 (Full copy available on request)

Council tax band D (Own enquiries should be make 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.

- Barn Conversion
- Three Bedrooms
- Convenient Sought After Location
- Energy Efficiency Rating D61
- Cloakroom, Bathroom and En-Suite
- Open Plan Kitchen Dining Room
- Gas Central Heating and Double Glazing
- Off-Road Parking and Courtyard Garden

Situated in a convenient yet tucked away position just off the market place in Swaffham, Longsons are delighted to bring to the market this well presented, three bedroom barn conversion. With period feature throughout this property also benefits from ground floor cloakroom, open plan kitchen/dining room, three bedrooms with en-suite facilities to bedroom one, additional loft room ideal for office or extra storage space, low maintenance courtyard garden, off-road parking, gas central heating and double glazing.

Viewing is highly recommended to fully appreciate what is on offer.

Briefly the property offers entrance hall, cloakroom, lounge, kitchen, dining room, three bedrooms, en-suite, bathroom, loft room, courtyard garden, off-road parking, double glazing and gas central heating.

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, stairs to first floor.

Cloakroom

WC, wall mounted wash basin, tiled splashback, radiator, extractor fan, tiled flooring.

Lounge 20'2" (6.15m) x 16'4" (4.98m)

Feature fireplace with stone effect surround and hearth, exposed ceiling beam, double glazed window to the front, full-height double glazed windows to the front, part glazed external entrance door opening to the side.

Open Plan Kitchen/Dining Room 20'1" (6.12m) Max x 16'7" (5.05m) Max

Fitted kitchen units to walls and floor complemented by a work surface over, inset one and a half sink and drainer with mixer tap, tiled splashback, built-in electric oven and gas hob with built-in extractor over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, gas fired central heating boiler, tiled flooring, double glazed window to the front, storage cupboard, two radiators.

Stairs and Landing

Exposed timbers, UPVC double glazed window to rear.

