

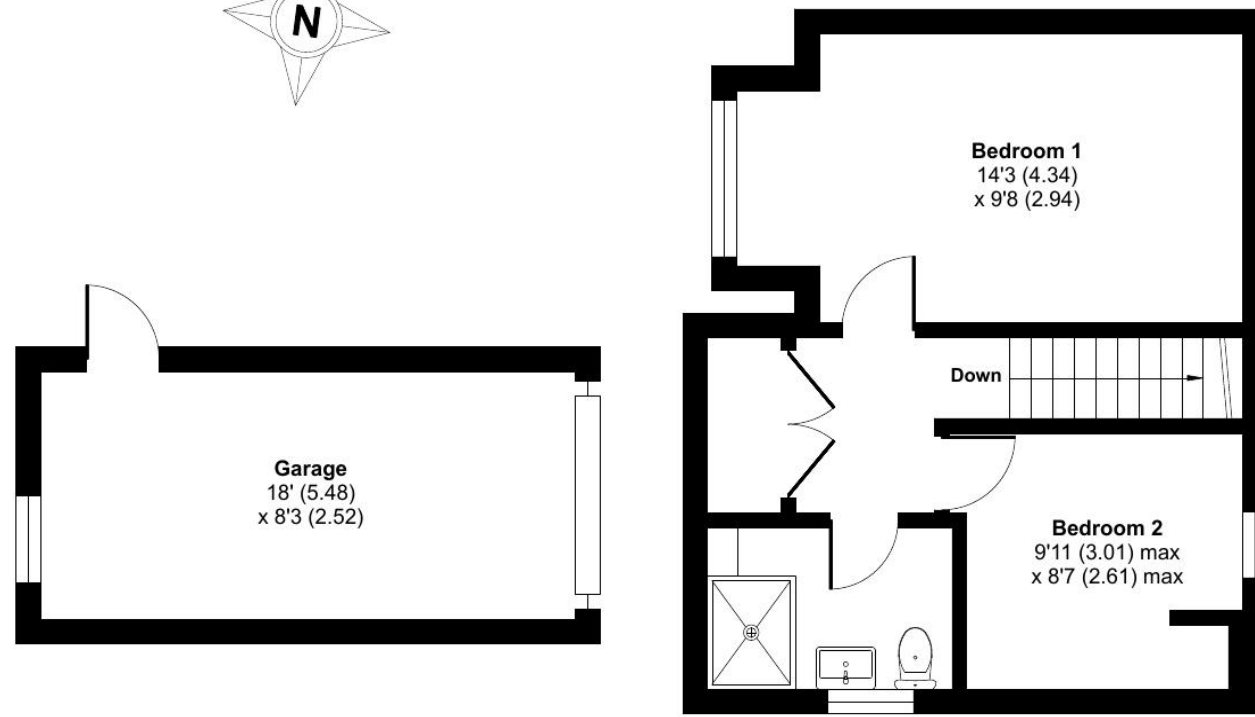
# Wroxham Avenue, Swaffham, PE37

Approximate Area = 1116 sq ft / 103.6 sq m

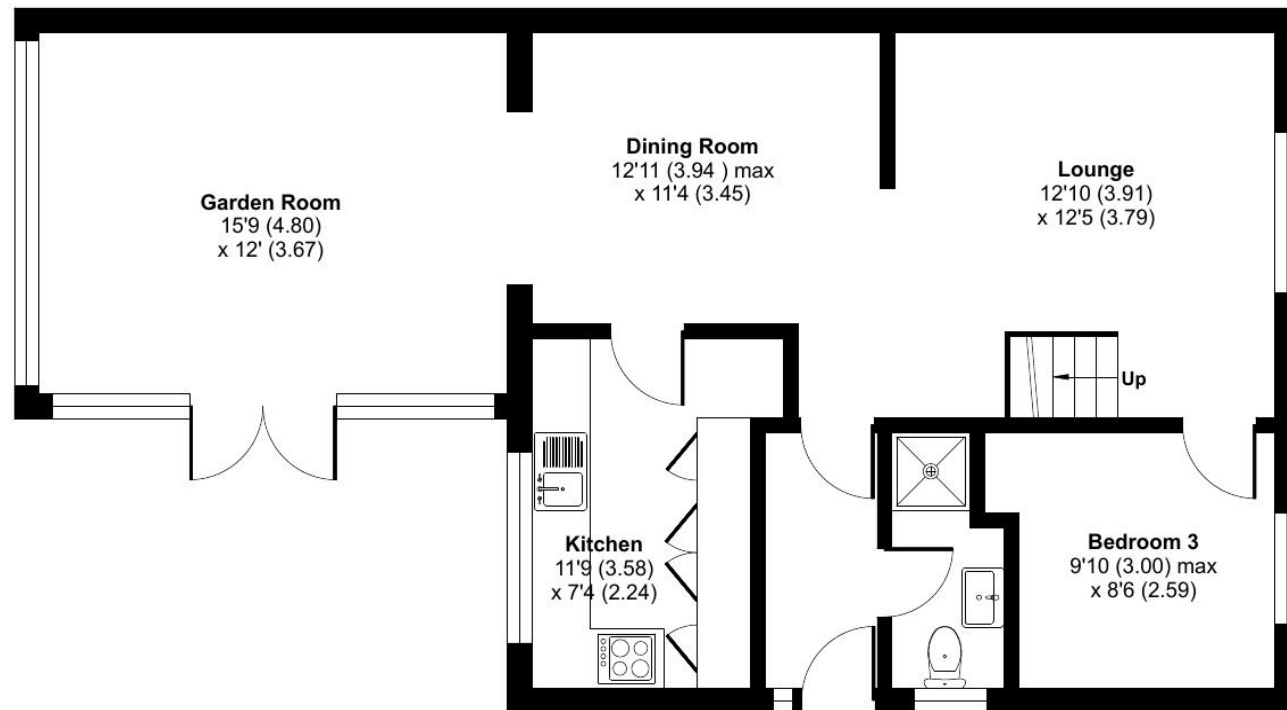
Garage = 149 sq ft / 13.8 sq m

Total = 1265 sq ft / 117.4 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). © nitchecom 2025. Produced for Longsons. REF: 1265224



## Wroxham Avenue, Swaffham, PE37 7SD

Very well presented, detached chalet style three bedroom house situated on a popular development backing onto playing fields on the outskirts of Swaffham. The property boasts 2 shower rooms, modern kitchen, garden room, gardens, parking, GCH and UPVC double glazing. Viewing highly recommended.

**Price £274,950 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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**Ground Floor Bedroom**  
**9'10" (3m) x 8'6" (2.59m)**

UPVC double glazed window to front aspect, radiator.

**Stairs & Landing**

Large built-in airing cupboard with double doors housing the immersion tank with ample shelving, loft access.

**Bedroom One**

**14'3" (4.34m) x 9'8" (2.95m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Two**

**9'11" (3.02m) x 8'7" (2.62m)**

UPVC double glazed window to front aspect, radiator.

**Shower Room**

Double shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side aspect, extractor fan.

**Outside Front**

Front garden laid to lawn, driveway providing off road parking, further parking area laid to shingle, outside light, hedge to perimeter, shrubs and plants to borders, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, wooden garden shed, outside tap, gated access to front.

**Garage**

Main up and over door to front, UPVC double glazed window to rear aspect, personnel door opening to rear garden, power and light.

**Agents 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, Chalet Style House
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D68
- Garden Room
- Two Shower Rooms
- Gardens, Garage & Ample Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, detached, chalet style three bedroom house backing onto playing fields. The property has been totally renovated over the past five years and boasts two reception rooms and a garden room, two shower rooms, modern kitchen, garage, gardens, ample parking, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, garden room, kitchen, three bedrooms (one on the ground floor), two shower rooms (one on ground floor), garage, gardens, ample parking, gas central heating and UPVC double glazing.

**SWAFFHAM**

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf

club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

**Entrance Hall**

UPVC double glazed entrance door to front, radiator.

**Lounge**

**12'10" (3.91m) x 12'5" (3.78m)**

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

**Dining Room**

**12'11" (3.94m) x 11'4" (3.45m)**

Radiator, opening through to garden room.

**Garden Room**

**15'9" (4.8m) x 12'0" (3.66m)**

UPVC double glazed window to rear and side aspects, French doors opening to patio and rear garden, wall mounted electric heater with thermostat and timer providing all year usage.

**Bedroom Three**

**9'10" (3m) x 8'6" (2.59m)**

UPVC double glazed window to side, radiator.

**Kitchen**

**11'9" (3.58m) x 7'4" (2.24m)**

Modern fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, two integrated electric ovens, integrated ceramic hob with extractor hood over, space and plumbing for washing machine and dishwasher, water softener, wall mounted gas central heating boiler installed in 2023, low level heating, UPVC double glazed window to rear.

**Shower Room**

Shower cubicle, wash basin, WC, towel radiator, extractor fan, obscure glass UPVC double glazed window to side aspect.

