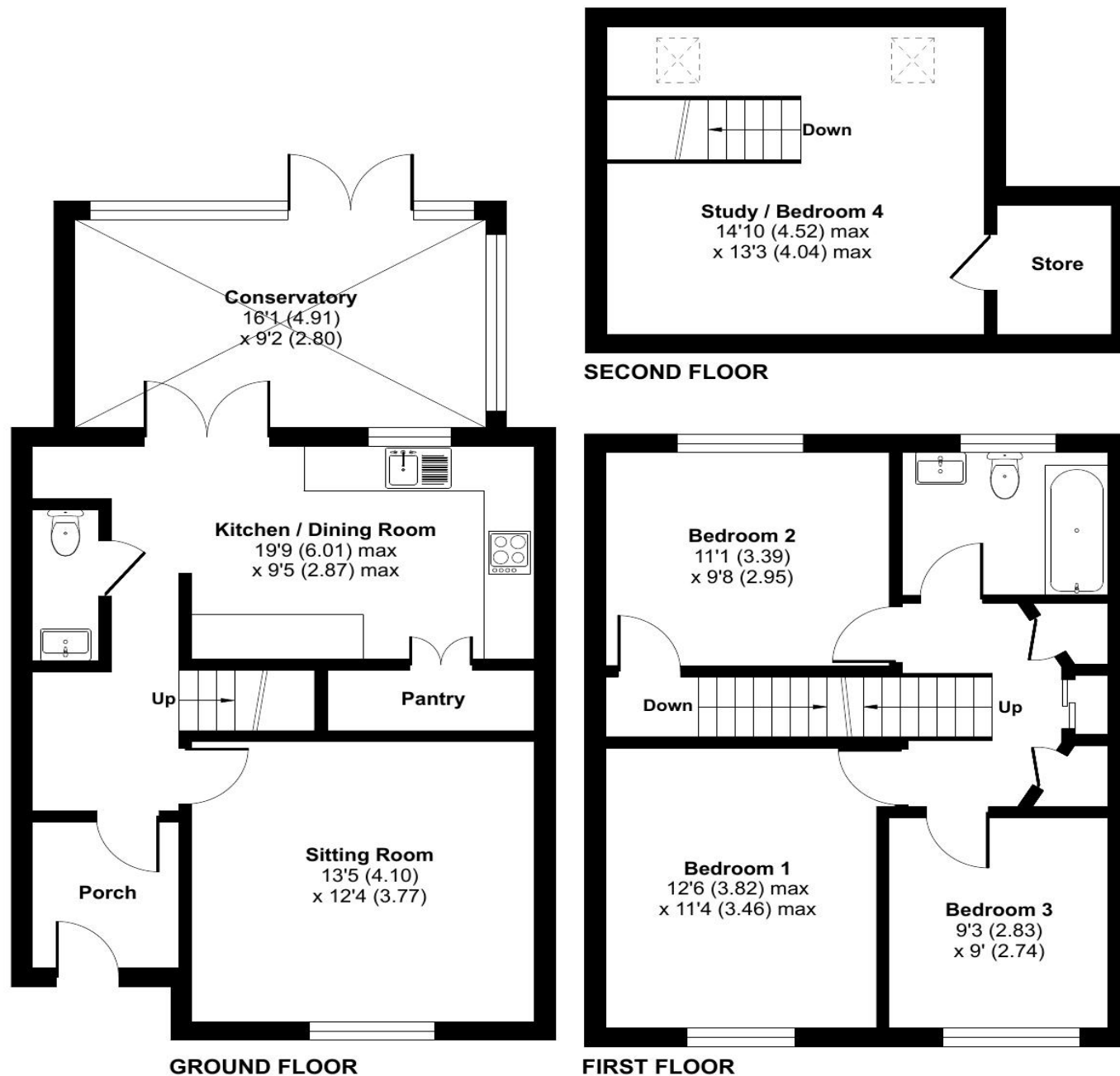


# Sandringham Way, Swaffham, PE37

Approximate Area = 1379 sq ft / 128.1 sq m

For identification only - Not to scale



## Sandringham Way, Swaffham, PE37 8BS

CHAIN FREE! Well presented. semi-detached house with three bedrooms and converted loft/hobby room, situated in Swaffham. The property offers kitchen/breakfast room, conservatory, parking, gardens, cloakroom, gas central heating and UPVC double glazing. Viewing highly recommended.

**Price £230,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Longsons. REF: 1318567



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Situated in the market town of Swaffham, Longsons are delighted to bring to the market this well presented, semi-detached three bedroom house. In addition to the three bedrooms, the property also offers converted loft space providing a versatile extra room, kitchen/breakfast room, conservatory, cloakroom with WC, off-road 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**  
UPVC double glazed entrance door.

**Inner Hall**  
Stairs to first floor, radiator.

**Lounge**  
**13'5" (4.09m) x 12'4" (3.76m)**  
UPVC double glazed window to front, modern wall mounted electric heater, radiator.

**Kitchen/Breakfast Room**  
**19'9" (6.02m) Max x 9'5" (2.87m) Max**  
Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for large Range style cooker with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing

machine, breakfast bar, tiled splashback, UPVC double glazed French doors opening to conservatory, UPVC double glazed window to rear, built in under stairs storage cupboard, tiles to floor.

**Conservatory**  
**16'1" (4.9m) x 9'2" (2.79m)**  
Modern UPVC double glazed conservatory, French doors opening onto rear garden, radiator providing all year round usage, tiles to floor, electric power and lights.

**Cloakroom**  
Hand wash basin set within fitted cabinet, WC, tiled splashback, extractor fan, built-in cupboard housing gas central heating boiler, built-in cupboard housing hot water cylinder, built-in storage cupboard, loft access.

**Stairs & Landing**  
Built in cupboards, access to loft room.

**Bedroom One**  
**12'6" (3.81m) Max x 11'4" (3.45m) Max**  
UPVC double glazed window to front, radiator.

**Bedroom Two**  
**11'1" (3.38m) x 9'8" (2.95m)**  
Stairs to loft/hobby room, UPVC double glazed window to rear, radiator.

**Bedroom Three**  
**9'3" (2.82m) x 9'0" (2.74m)**  
UPVC double glazed window to front, radiator.

**Bathroom**  
Bathroom suite comprising double ended bath with shower over and shower curtain, wash basin and WC both set within fitted cabinets, tiled splashback, UPVC double glazed window to rear.

**Loft/Hobby Room**  
**14'10" (4.52m) Max x 13'3" (4.04m) Max**  
Converted loft space accessed via a staircase in bedroom two, built-in

storage cupboard, two double glazed Velux windows to roof, radiator, eaves storage.

**Outside Front**  
Front garden laid to lawn, path to front door, driveway to side providing off-road parking, outside light, gated access to rear garden.

**Rear Garden**  
Enclosed terraced rear garden, steps up to area laid to lawn, two paved patio seating areas, shrubs and plants to beds and borders, wooden garden shed, outside lights, wooden fence to perimeter, gated access to front.

**Agent's Note**  
EPC rating C75 (Full copy available on request)  
Council tax band B (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.

- Semi-Detached House
- Three Bedrooms
- Conservatory
- Energy Efficiency Rating C75
- Converted Loft Space
- Off-Road Parking & Gardens
- Gas Central Heating
- UPVC Double Glazing

