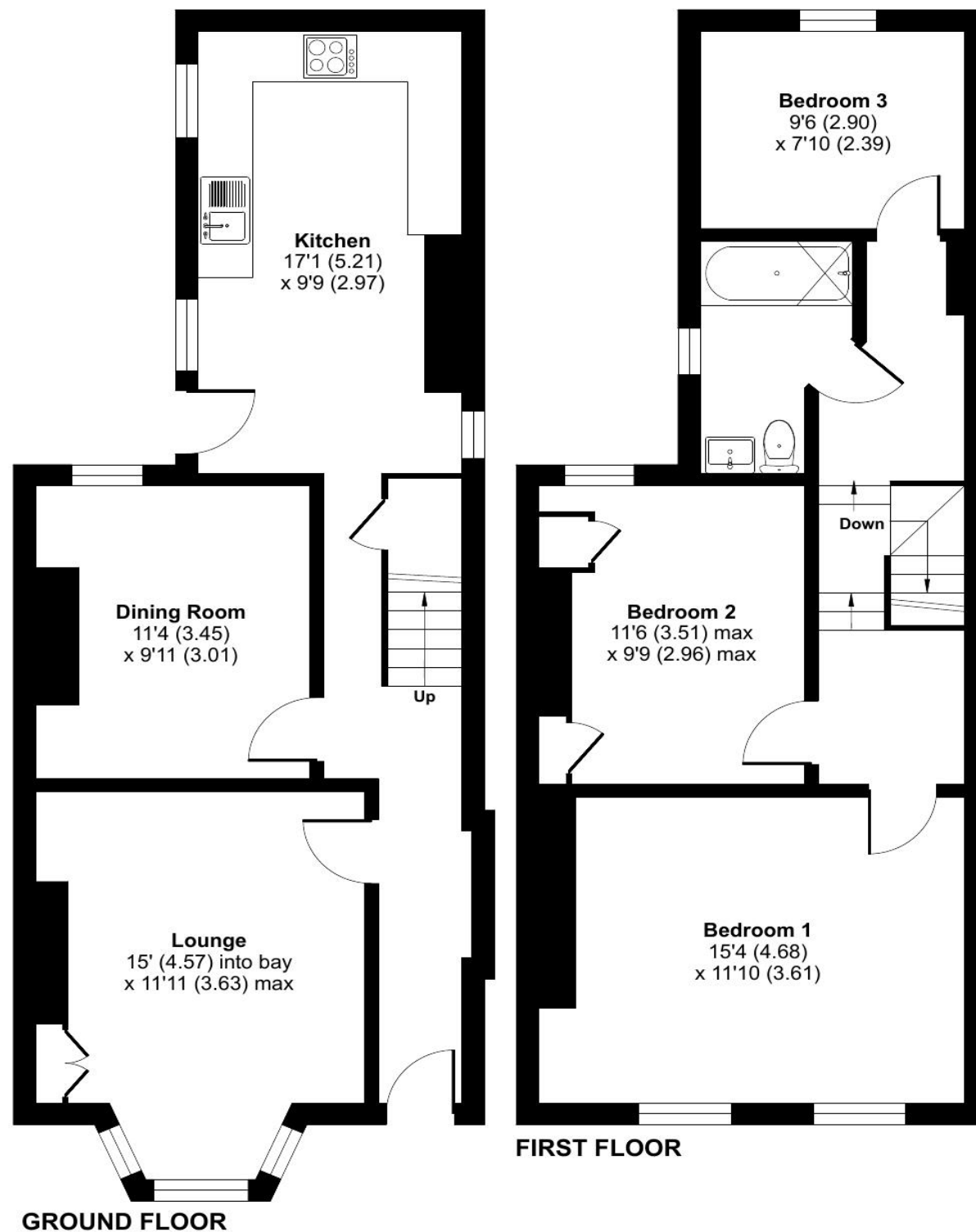
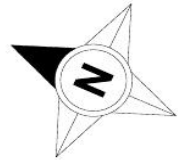


Watton Road, Swaffham, PE37

Approximate Area = 1085 sq ft / 100.7 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). © ncheom 2025. Produced for Longsons. REF: 1239859



Watton Road, Swaffham, PE37 7EJ

Extremely well presented, updated three bedroom end terrace period property, situated in Swaffham. This fantastic property offers modern living with the additional bonus of character and charm throughout. With gardens, two reception rooms, gas central heating and UPVC double glazing.

Price £230,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
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Bathroom

Modern bathroom suite comprising P shaped bath with shower over and shower curtain, wash basin and WC both set within fitted cabinet, obscure glass UPVC double glazed window to rear, radiator, extractor fan.

Outside Front

Shrubs and plants to beds and borders, path to front door, garden wall to perimeter, gated access to rear garden.

Rear Garden

Terraced rear garden with steps up to area laid to lawn, two brick built stores, shrubs and plants to borders, outside tap, gated access to front.

Agent's Notes 1

There is a right of way across the rear garden, for the neighbour to the left of the property to access their rear garden if required.

Agent's Notes 2

EPC rating D59 (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.

- End Terrace Period Property
- Three Bedrooms
- Full of Character
- Energy Efficiency Rating D59
- Two Reception Rooms
- Modern Living in a Charming Period Property
- Kitchen/Breakfast Room
- Gas Central Heating
- UPVC Double Glazing
- Gardens

Situated in Swaffham, Longsons are delighted to bring to the market this extremely well presented, three bedroom end terrace period property. This fantastic property offers a rare combination of both comfortable modern living along with character and charm. Comes with gardens, two reception rooms, gas central heating and UPVC double glazing.

Viewing Highly Recommended!

Briefly, the property offers, entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms, bathroom, gardens, gas central heating and UPVC double glazing.

SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, 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 and approx

30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Composite entrance door to front, stairs to first floor, radiator, understairs storage cupboard.

Lounge

15'0" (4.57m) x 11'11" (3.63m)

Feature fireplace (not in use), walk-in UPVC double glazed bay window, radiator.

Dining Room

11'4" (3.45m) x 9'11" (3.02m)

UPVC double glazed window to rear, radiator.

Kitchen

17'1" (5.21m) x 9'9" (2.97m)

Modern fitted kitchen units to walls and floor with work surface over, stainless

steel sink unit with mixer tap and drainer, integrated electric oven, integrated ceramic hob with extractor hood over, integrated dishwasher, integrated washing machine, wall mounted gas central heating boiler, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed entrance door opening to rear garden, two UPVC double glazed windows to side.

Stairs and Landing

Loft access.

Bedroom One

15'4" (4.67m) x 11'10" (3.61m)

Two UPVC double glazed windows to front, radiator.

Bedroom Two

11'6" (3.51m) x 9'9" (2.97m)

Built-in wardrobe, built-in cupboard housing hot water cylinder, UPVC double glazed window to rear, radiator.

Bedroom Three

9'6" (2.9m) x 7'10" (2.39m)

UPVC double glazed window to rear, radiator.

