



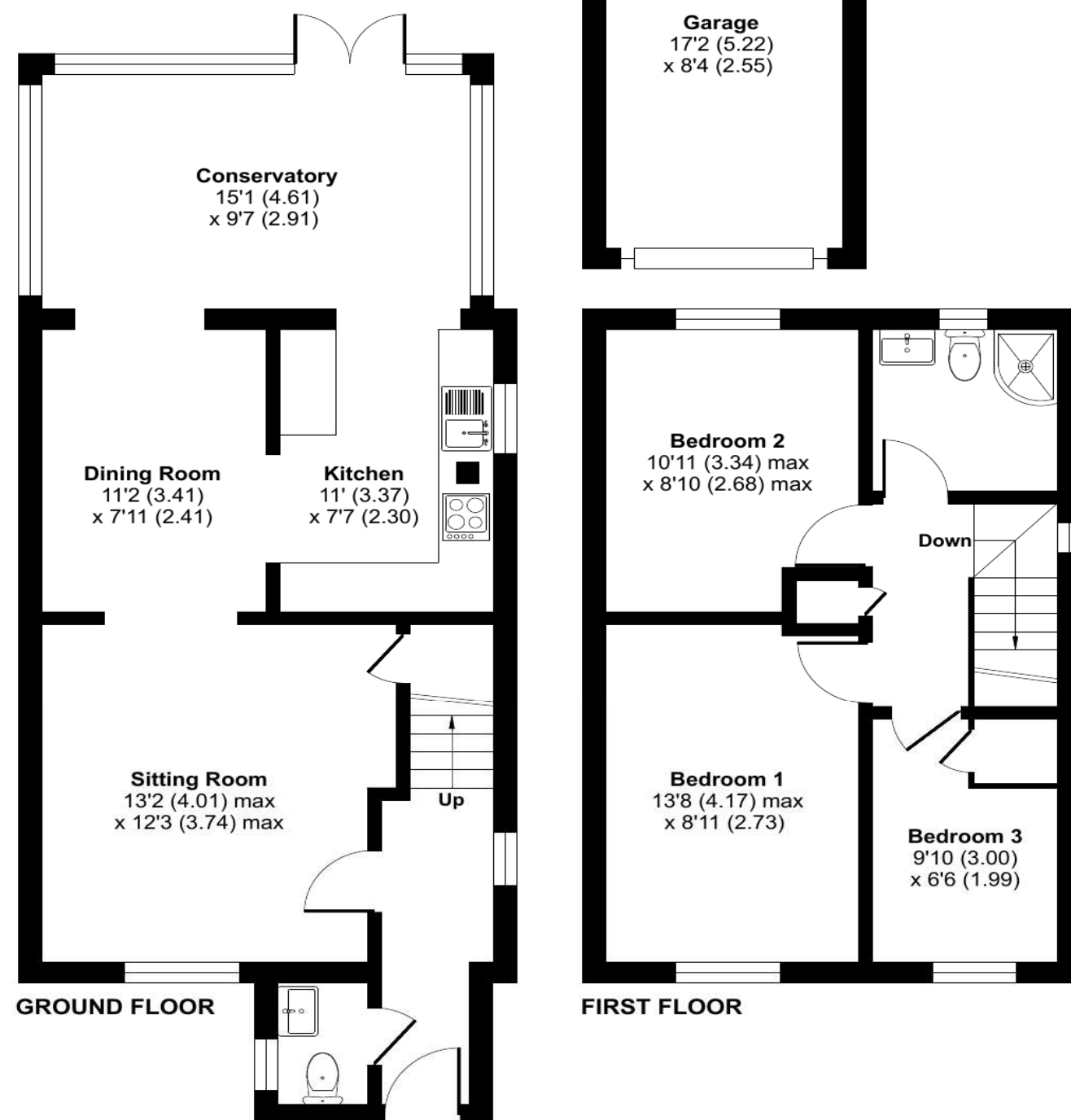
# Stratton Close, Swaffham, PE37

Approximate Area = 1001 sq ft / 92.9 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1144 sq ft / 106.1 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: 1237492



## Stratton Close, Swaffham, PE37 7TJ

Three bedroom semi-detached house situated in the market town of Swaffham. The property offers two reception rooms, conservatory, garage, off road parking, gas central heating and newly fitted UPVC windows, soffits and guttering!

**Price £250,000 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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Situated on a popular residential development in Swaffham, Longsons are delighted to bring to the market this three bedroom semi-detached house. The property offers two reception rooms, off road parking for two vehicles, garage, gardens, gas central heating and newly fitted UPVC windows, soffits and guttering!

Briefly, the property offers entrance hall, cloakroom, sitting room, dining room, kitchen, conservatory, three bedrooms, shower room, gardens, 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 to front, UPVC double glazed window to side, radiator.

#### Sitting Room

**13'2" (4.01m) Max x 12'3" (3.73m)**  
Feature fireplace with stand alone electric stove style heater, understairs storage cupboard, two radiators, UPVC double glazed window to front, archway leading to dining room.

#### Dining Room

**12'2" (3.71m) x 7'11" (2.41m)**  
Archway to kitchen and sitting room, radiator, opening to conservatory.

#### Kitchen

**11'0" (3.35m) x 7'7" (2.31m)**

Fitted units to walls and floor, work surface over, stainless steel sink unit with drainer and mixer tap, tiled splashback, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, wall mounted gas boiler, UPVC double glazed window to side, archway through to dining room, opening through to conservatory.

#### Garden Room

**15'1" (4.6m) x 9'7" (2.92m)**

UPVC double glazed garden room with insulated slab and walls and insulated glass roof, ceiling fan, work surface providing space for storage, tumble dryer and fridge, openings to both dining room and kitchen, UPVC double glazed French doors opening to rear garden.

#### Cloakroom

WC, hand wash basin, tiled splashback, obscure glass UPVC double glazed window to side.

#### Stairs and Landing

UPVC double glazed window to side, airing cupboard, loft access.

#### Bedroom One

**13'8" (4.17m) x 8'11" (2.72m)**

UPVC double glazed window to front, radiator.

#### Bedroom Two

**10'11" (3.33m) x 8'10" (2.69m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Three

**9'10" (3m) x 6'6" (1.98m)**

UPVC double glazed window to front, over stairs storage cupboard, radiator.

#### Shower Room

Double shower cubicle with shower over, partly tiled walls, WC and wash basin set within fitted cabinets, obscure glass UPVC double glazed window to rear, radiator.

#### Outside Front

Area laid to lawn, path to gated rear access, driveway leading to garage

providing off-road parking for two vehicles, side gate leading to rear garden.

#### Garage

**17'2" (5.23m) x 8'4" (2.54m)**

Motorised roller door to front, light and electric.

#### Rear Garden

Two paved patio seating areas, path to side and front gate, raised beds, wooden fence to perimeter.

#### Agent's Notes

EPC rating C74 (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.

- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Conservatory
- Energy Efficiency Rating C74
- Garage, Parking and Gardens
- Gas Central Heating
- Newly Fitted UPVC Double Glazing, Soffits and Guttering

