

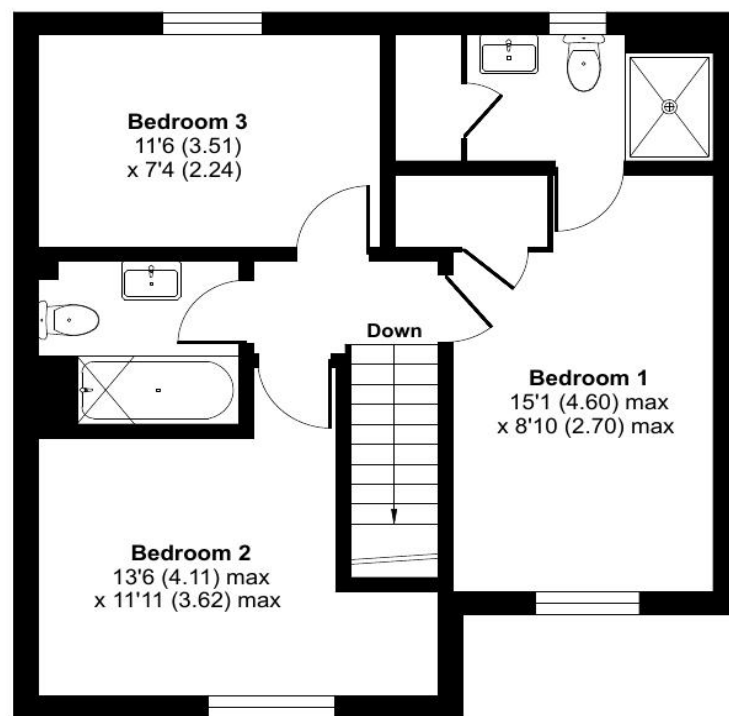
Ceres Drive, Swaffham, PE37

Approximate Area = 937 sq ft / 87 sq m

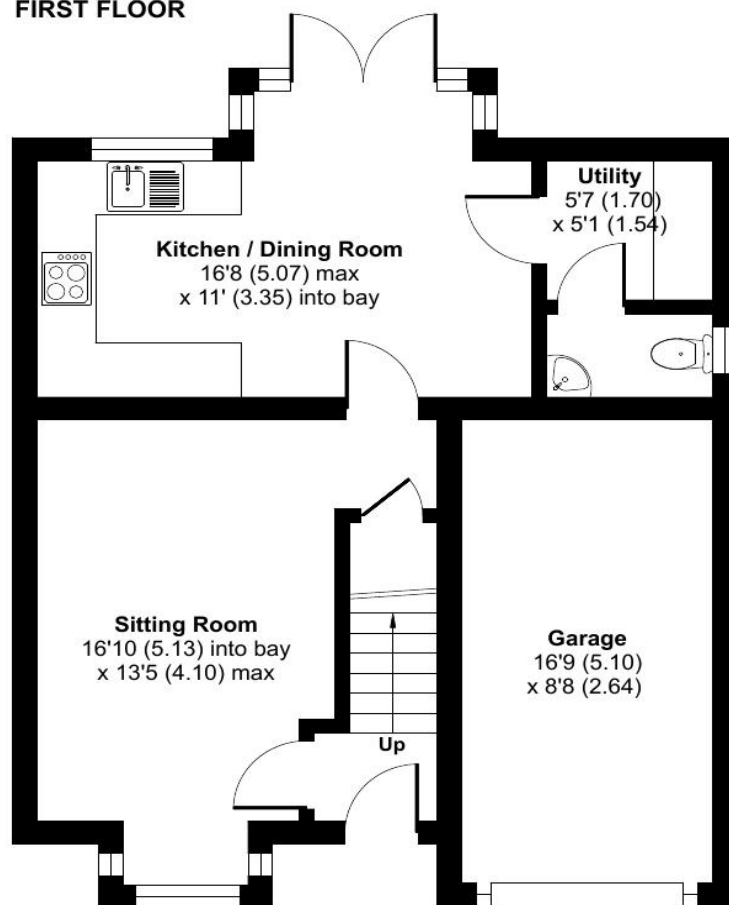
Garage = 141 sq ft / 13 sq m

Total = 1078 sq ft / 100 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). © nitchcom 2025. Produced for Longsons. REF: 1242027



Ceres Drive, Swaffham, PE37 8PD

Three bedroom detached house situated in the market town of Swaffham. The property offers open plan kitchen/dining room, utility room, sitting room, en-suite and separate bathroom, garage, off-road parking for two vehicles, gas central heating and UPVC double glazing.

Price £325,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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Situated in the popular market town of Swaffham, Longsons are delighted to bring to the market this superb three bedroom house. The property offers open plan kitchen/dining room, utility and cloakroom, en-suite and family bathroom, spacious sitting room, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly the property offers, entrance hall, sitting room, open plan kitchen/dining room, utility, cloakroom with WC, three bedrooms, family bathroom, gardens, garage, 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 as 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

Composite entrance door, stairs to first floor, radiator.

Sitting Room

16'10" (5.13m) x 13'5" (4.09m)

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

Kitchen/Dining Room

16'8" (5.08m) Max x 11'0" (3.35m) Into Bay

Range of kitchen units to walls and floor complemented by a work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob with extractor fan over, integrated dishwasher, fridge and freezer, UPVC double glazed window to rear, UPVC double glazed French doors opening to rear garden, radiator.

Utility Room

5'7" (1.7m) x 5'1" (1.55m)

Range of kitchen units to floor with work surface over, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to rear, radiator.

Cloakroom

WC, hand wash basin, tiled splashbacks, obscured UPVC double glazed window to side, radiator.

Stairs and Landing

Loft access, radiator.

Bedroom One

15'1" (4.6m) x 8'10" (2.69m)

Built in wardrobe, UPVC double glazed window to front, radiator, door opening to en-suite shower room.

En-Suite Shower Room

Double shower cubicle, partly tiled walls, WC, hand wash basing with tiled splashback, towel radiator, obscured UPVC double glazed window to rear, storage cupboard, extractor fan.

Bedroom Two

13'6" (4.11m) Max x 11'11" (3.63m) Max

UPVC double glazed window to front, radiator.

Bedroom Three

11'6" (3.51m) x 7'4" (2.24m)

UPVC double glazed window to rear, radiator.

Family Bathroom

Panelled bath with shower attachment and glass screen, partly tiled walls, WC, hand wash basin with tiled splashback, radiator.

Outside Front

Driveway providing off-road parking for two vehicles, area laid to lawn, shrubs to border, paved patio area.

Rear Garden

Paved patio garden with mature shrubs to borders, outside tap, shed, gated access to front.

Garage

16'9" (5.11m) x 8'8" (2.64m)

Integral garage with up and over door to front, central heating boiler.

Agent's Notes

EPC rating B83 (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 Detached House
- Open Plan Kitchen/Dining Room
- Utility and Cloakroom
- Energy Efficiency Rating B83
- En-Suite and Family Bathroom
- Gardens, Parking and Garage
- Gas Central Heating
- UPVC Double Glazing

