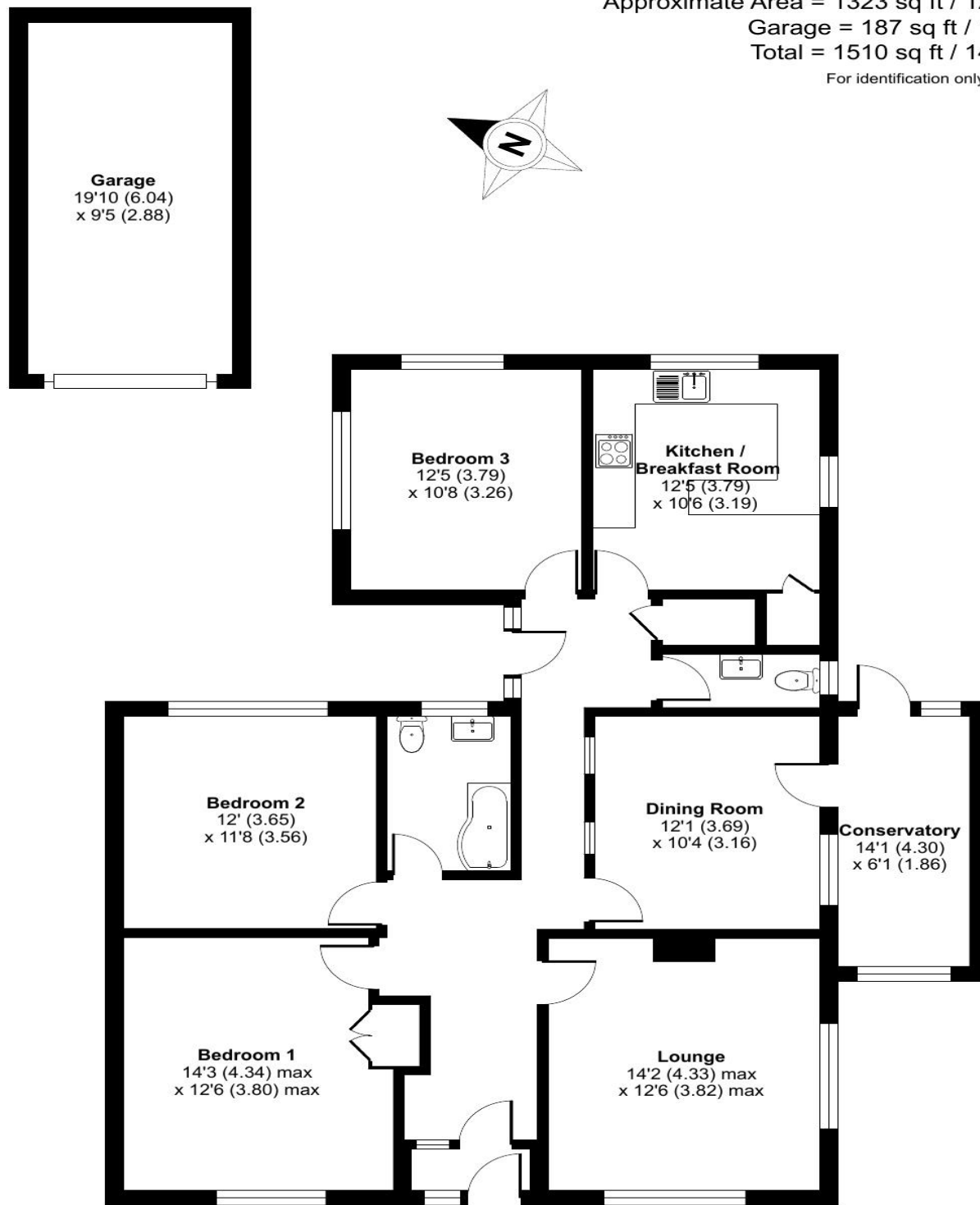


New Sporle Road, Swaffham, PE37

Approximate Area = 1323 sq ft / 122.9 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1510 sq ft / 140.2 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1321028



New Sporle Road, Swaffham, PE37 7JD

NO ONWARD CHAIN!

Spacious, detached three bedroom bungalow situated in the popular market town of Swaffham. The property offers two reception rooms, garage, integrated appliances, gardens, parking, gas central heating and double glazing.

Offers in Excess of £260,000 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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Bedroom Two
12'0" (3.66m) x 11'8" (3.56m)
 Double glazed window to rear, radiator.

Bedroom Three
12'5" (3.78m) x 10'8" (3.25m)
 Double glazed windows to rear and side, radiator.

Bathroom
 Bathroom suite comprising P shaped bath with shower over and shower screen, wash basin and WC both set within fitted cabinets, tiled splashback, obscure glass window to rear, radiator.

Cloakroom
 Hand wash basin, WC, obscure glass double glazed window to side, radiator.

Garage
19'10" (6.05m) x 9'5" (2.87m)
 Main up and over door to front, entrance door to side, two windows to rear.

Outside Front
 Well established front garden laid to lawn, generous selection of shrubs, plants and fruit trees to beds and borders, driveway laid to block paving providing off-road parking for several vehicles, outside light, access to rear garden.

Rear Garden
 Rear garden laid to lawn, selection of established shrubs, plants, ornamental trees and fruit trees to beds and borders, wooden garden shed, access to front.

Agent's Notes
 EPC rating C69 (Full copy available on request)
 Council tax band D (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 Bungalow
- Two Reception Rooms
- Integrated Appliances
- Energy Efficiency Rating C69
- Gardens, Garage and Parking
- Gas Central Heating
- Double Glazing
- NO ONWARD CHAIN!

Situated in the popular market town of Swaffham, Norfolk, Longsons are delighted to bring to the market this three bedroom detached bungalow. The spacious property offers two reception rooms, kitchen/breakfast room with integrated appliances, lean to conservatory, established gardens, garage, parking, gas central heating with recently installed gas boiler and double glazing.

Briefly the property offers entrance porch, hallway, lounge, kitchen/breakfast room, dining room, three bedrooms, bathroom, cloakroom with WC, garage, 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 Porch
 Entrance door to front, pamment tiles to floor.

Entrance Hall
 Loft access with loft ladder, wooden parquet flooring, built-in storage cupboard, radiator.

Lounge
14'2" (4.32m) x 12'6" (3.81m)
 Double glazed window to front and side, fireplace with inset live flame gas fire, radiator.

Kitchen/Breakfast Room
12'5" (3.78m) x 10'6" (3.2m)
 Fitted kitchen units to walls and floor. work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, breakfast bar, integrated, washing machine, integrated under counter freezer and fridge, tiled splashback, double glazed window to rear and side, radiator.

Dining Room
12'1" (3.68m) x 10'4" (3.15m)
 Door opening to conservatory, window to side, radiator.

Conservatory
14'1" (4.29m) x 6'1" (1.85m)
 Wooden conservatory, double doors opening to rear, entrance door opening to front, electric power and light.

Bedroom One
14'3" (4.34m) x 12'6" (3.81m)
 Built-in wardrobe, double glazed window to front, radiator.

