

Northfield Road, Swaffham, PE37

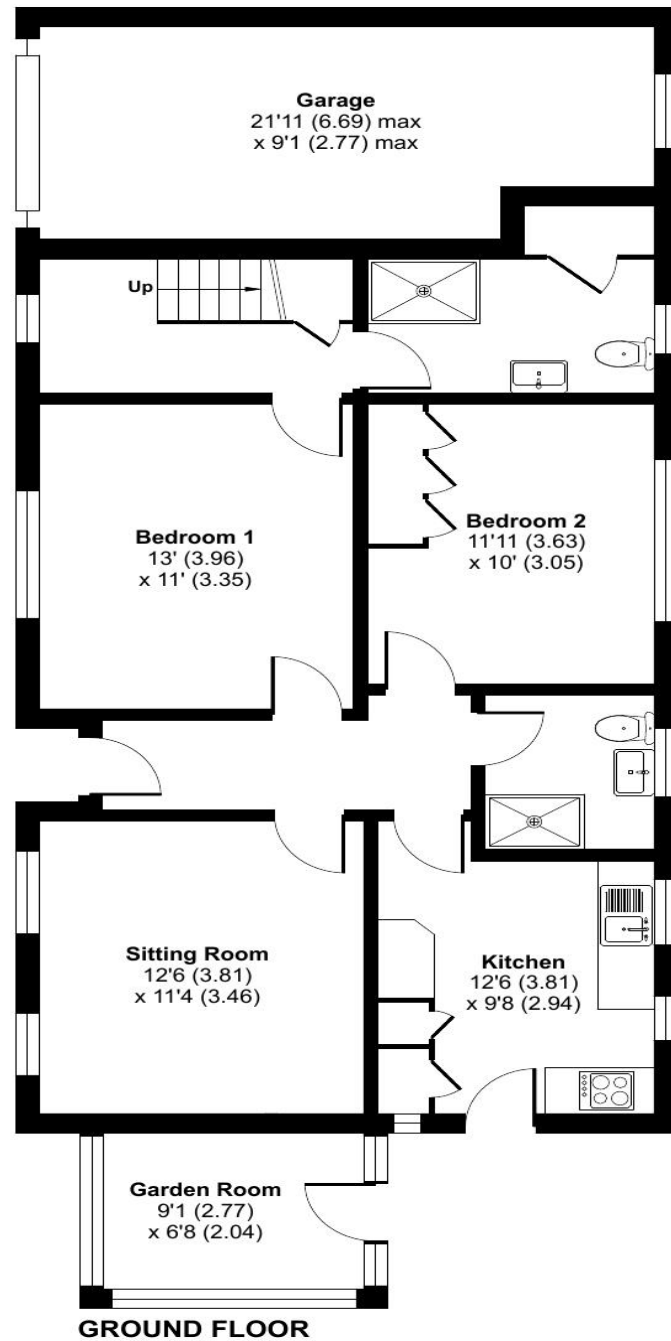
Approximate Area = 996 sq ft / 92.5 sq m (includes garden room)

Limited Use Area(s) = 73 sq ft / 6.7 sq m

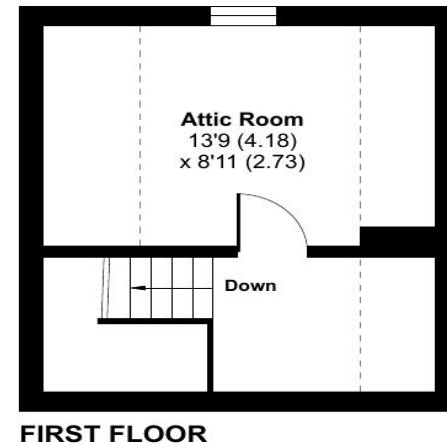
Garage = 183 sq ft / 17 sq m

Total = 1252 sq ft / 116.2 sq m

For identification only - Not to scale



Denotes restricted head height



FIRST 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: 1330176



Northfield Road, Swaffham, PE37 7JB

Chain free, spacious, well presented detached two bedroom bungalow conveniently situated within easy reach of local amenities in Swaffham. The property has much to offer and includes two shower rooms, garage, gardens, parking for several vehicles, modern gas central heating and UPVC double glazing.

Price £290,000 Freehold

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

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



Attic Room
13'9" (4.19m) x 8'11" (2.72m)
Low ceiling height with sloped apex ceilings ideal for storage.

Bedroom Two
11'11" (3.63m) x 10'0" (3.05m)
UPVC double glazed window to rear, radiator.

Shower Room
Shower cubicle, wash basin, WC, fully tiled walls, radiator, obscure glass UPVC double glazed window to rear, extractor fan.

Garage
21'11" (6.68m) x 9'1" (2.77m)
Max
Remote control, motorised main roller door to front, UPVC double glazed window to rear, modern wall mounted gas central heating boiler, electric power and lights.

Outside Front
Front garden laid to lawn, driveway providing off-road parking for several vehicles, outside lights, external power

sockets, wooden fence and hedge to perimeter.

Rear and Side Gardens
Laid to lawn, covered seating area, wooden garden shed, shrubs and plants to borders, outside tap, outside lights, wooden fence to perimeter, gated access to front.

Agent's Note
EPC rating D64 (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.

- Detached Two Bedroom Bungalow
- Convenient Town Location
- Garage, Gardens and Ample Parking
- Energy Efficiency Rating D64
- Two Shower Rooms
- Gas Central Heating and UPVC Double Glazing

Conveniently situated within easy reach of local amenities, Longsons are delighted to bring to the market this spacious, well presented, detached two bedroom bungalow in the popular town of Swaffham. The property has much to offer and includes two shower rooms, converted loft space ideal for storage, garage, parking for several vehicles, gardens, gas central heating and UPVC double glazing.

Available chain free!

Viewing highly recommended to fully appreciate.

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, loft access, radiator.

Sitting Room
12'6" (3.81m) x 11'4" (3.45m)
Two UPVC double glazed windows to front, two radiators.

Kitchen
12'6" (3.81m) x 9'8" (2.95m)
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 and plumbing for washing machine and slimline dishwasher, space for tumble dryer,

space for large Range style cooker with extractor hood over, built-in pantry, built-in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed entrance door to side, UPVC double glazed window to rear, radiator.

Conservatory only accessible from the outside
9'1" (2.77m) x 6'8" (2.03m)
Modern UPVC double glazed conservatory, electric power.

Bedroom One
13'0" (3.96m) x 11'0" (3.35m)
UPVC double glazed window to front, radiator, door to side room providing access to shower room and attic room.

Side Hall
Stairs to attic room, UPVC double glazed window to front.

Shower Room
Double shower cubicle, wash basin, WC, bidet, towel radiator, built-in storage cupboard, fully tiled walls, extractor fan.

