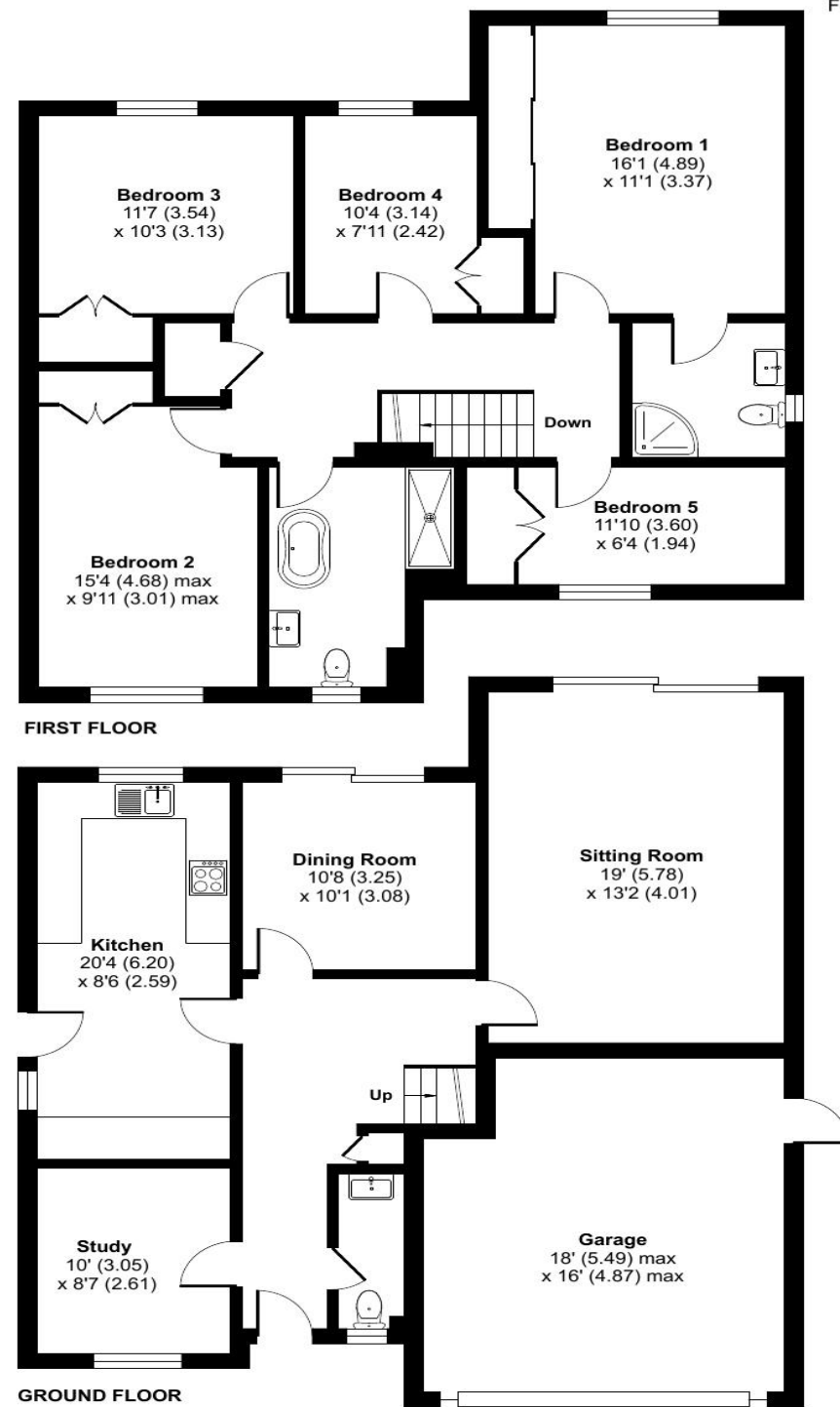


## Norwich Road, Swaffham, PE37

Approximate Area = 1795 sq ft / 166.7 sq m  
Garage = 274 sq ft / 25.4 sq m  
Total = 2069 sq ft / 192.1 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). © ncthe om 2025. Produced for Longsons. REF: 1331701



## Norwich Road, Swaffham, PE37 8DE

Very well presented, detached five bedroom family home situated in a non estate location within easy reach of Swaffham town centre. This superb property has much to offer and includes three reception rooms, modern kitchen, en suite shower room, double garage, ample parking and gas central heating.

**Guide Price £450,000 - £475,000**  
**Freehold**



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





**Bedroom Four**  
**10'4" (3.15m) x 7'11" (2.41m)**  
Built in wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom Five**  
**11'10" (3.61m) x 6'4" (1.93m)**  
Built in wardrobe, UPVC double glazed window to front, radiator.

**Bathroom**  
4-Piece Bathroom suite comprising; double ended bath with hand shower attachment, walk in double shower cubicle, wash basin set within fitted cabinet, concealed cistern WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to front.

**Outside Front**  
Front garden laid to lawn, brickweave driveway providing off road parking and access to garage, shrubs to borders, brick wall to perimeter, access to rear garden.

**Double Garage**  
**18'0" (5.49m) Max x 16'0" (4.88m) Max**  
Remote controlled roller door to front, entrance door to side, electric, light and power.

**Rear Garden**  
Rear garden laid to lawn, paved patio seating area, shrubs to borders, fence to perimeter, gated access to front.

**Agents Note**  
EPC rating C71 (Full copy available on request)  
Council tax band F (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 Family Home
- Five Bedrooms with Fitted Wardrobes
- Three Reception Rooms
- Energy Efficiency Rating C71
- Modern Kitchen
- En Suite Shower Room
- Double Garage, Parking & Gardens
- Non Estate Position

Situated within easy reach of Swaffham town centre in a non estate position, Longsons are delighted to bring to the market this very well presented, detached five bedroom family home. The property has recently been modernised and includes three reception rooms, modern kitchen, en suite shower room and family bathroom, all five bedrooms with built in wardrobes, private rear garden, double garage, ample off road parking, gas central heating and UPVC double glazing.

**Entrance Hall**  
UPVC double glazed entrance door to front, built in cupboard, under stairs cupboard, stairs to first floor, tiles to floor, radiator.

**Sitting Room**  
**19'0" (5.79m) x 13'2" (4.01m)**  
Feature fireplace with inset log burning stove, UPVC double glazed patio doors opening to rear garden, radiator.

**Dining Room**  
**10'8" (3.25m) x 10'1" (3.07m)**  
UPVC double glazed patio doors opening to rear garden, radiator.

**Kitchen**  
**20'4" (6.2m) x 8'6" (2.59m)**  
Modern kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, tiled splashback, tiles to floor, radiator, two UPVC double glazed windows to rear and side, UPVC double glazed entrance door opening to side.

**Study**  
**10'0" (3.05m) x 8'7" (2.62m)**  
UPVC double glazed window to front, radiator.

**Cloakroom**  
Wash basin set within fitted cabinet, concealed cistern WC, obscure glass UPVC double glazed window to front.

**Stairs & Landing**  
Built in cupboard, loft access.  
**Bedroom One**  
**16'1" (4.9m) x 11'1" (3.38m)**  
Built in wardrobes, UPVC double glazed window to rear, radiator, door to en suite shower room.

**En-suite Shower Room**  
Shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin set within fitted cabinet, concealed cistern WC, fully tiled walls, obscure glass UPVC double glazed window to side.

**Bedroom Two**  
**15'4" (4.67m) Max x 9'11" (3.02m) Max**  
Built in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Three**  
**11'7" (3.53m) x 10'3" (3.12m)**  
Built in wardrobe, UPVC double glazed window to rear, radiator.

