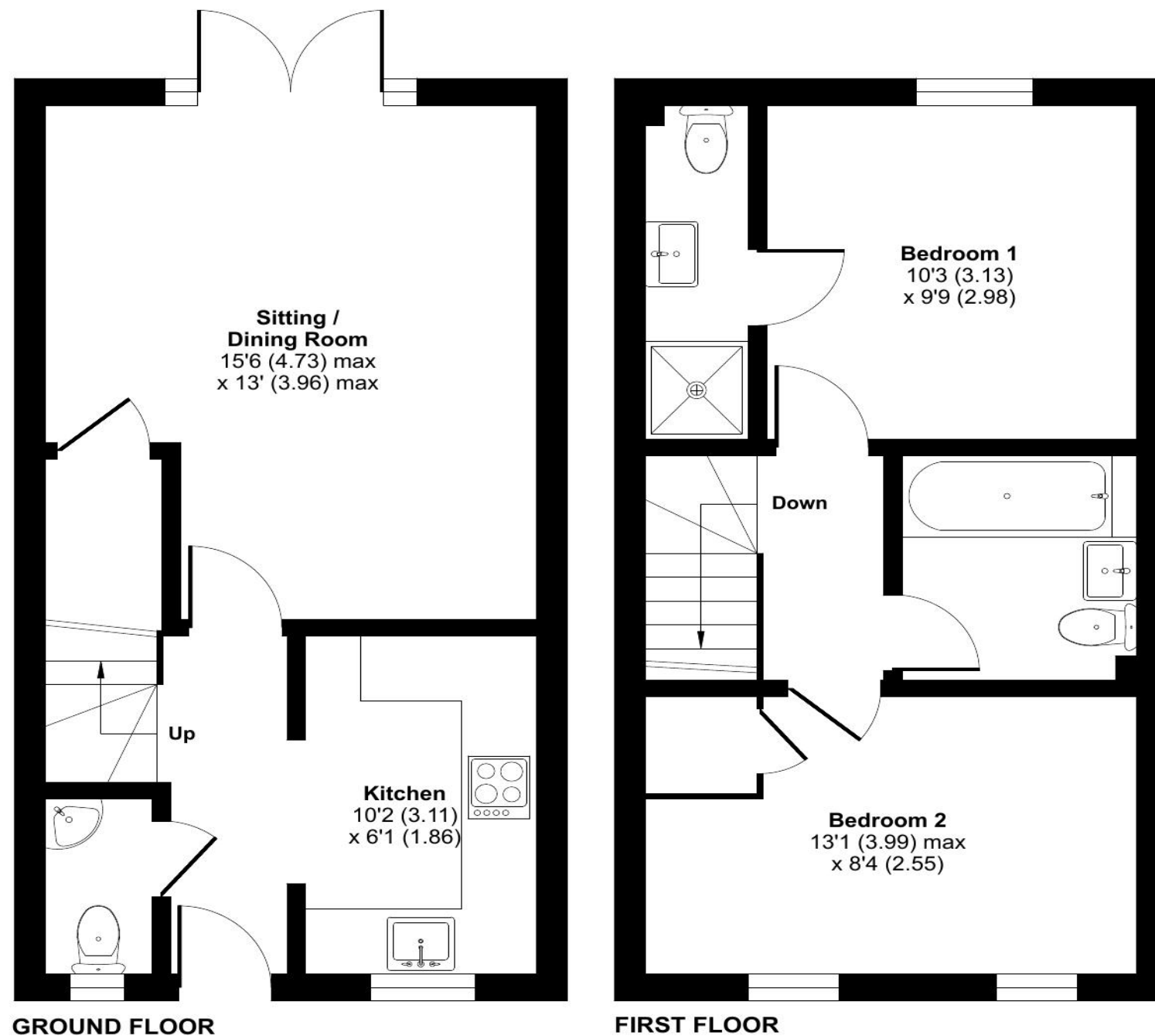


Kendle Road, Swaffham, PE37

Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



Kendle Road, Swaffham, PE37 8GT

Extremely well present two bedroom house located on a popular development in the market town of Swaffham. The property offers open plan sitting/dining room, en-suite, cloakroom, enclosed rear garden, parking for two vehicles, gas central heating and UPVC double glazing.

Viewing highly recommended!

Offers in Excess of £220,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1354543



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>



En-Suite Shower Room

Shower cubicle, hand wash basin, WC, extractor fan, radiator.

Bedroom Two

13'1" (3.99m) x 8'4" (2.54m)

Built-in storage cupboard, UPVC double glazed window to front, radiator.

Bathroom

Panelled bath, hand wash basin, WC, partly tiled walls, extractor fan, radiator.

Outside Front

Path to front door with area of decorative stone chippings to each side.

Rear Garden

Fully enclosed rear garden laid to lawn, patio seating area, wooden fence and wall to perimeter, gated access to front and parking for two vehicles.

Agent's Note

EPC rating C79 (Full copy available on request)

Council tax band B (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.

- Semi-Detached House
- Two Double Bedrooms
- Open Plan Sitting/Dining Room
- Energy Efficiency Rating C79
- Enclosed Rear Garden and Parking
- Gas Central Heating and UPVC Double Glazing

Situated on the popular Redlands Park development in the market town of Swaffham, Longsons are delighted to bring to the market this two bedroom semi-detached house. The property includes two double bedrooms, en-suite, family bathroom, cloakroom, open plan sitting/dining room, enclosed rear garden, parking for two vehicles, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly the property offers entrance hall, cloakroom, kitchen, sitting/dining room, two double bedrooms, en-suite shower room, family bathroom, garden, 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 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 door to front, stairs to first floor, radiator.

Cloakroom

Hand wash basin, WC, tiled splashback, UPVC double glazed obscure glass window to front, radiator.

Kitchen

10'2" (3.1m) x 6'1" (1.85m)

Range of fitted kitchen units to walls and floor, wood effect work surface over, inset stainless steel sink with mixer tap and drainer, built-in electric oven and gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for tall fridge/freezer, concealed gas central heating boiler, UPVC double glazed window to front.

Sitting/Dining Room

15'6" (4.72m) x 13'0" (3.96m)

Understairs storage cupboard, UPVC double glazed window to rear, radiator, UPVC double glazed French doors opening to the rear garden.

Stairs and Landing

Loft access, radiator.

Bedroom One

10'3" (3.12m) x 9'9" (2.97m)

UPVC double glazed window to rear, radiator, door leading to en-suite shower room.

