

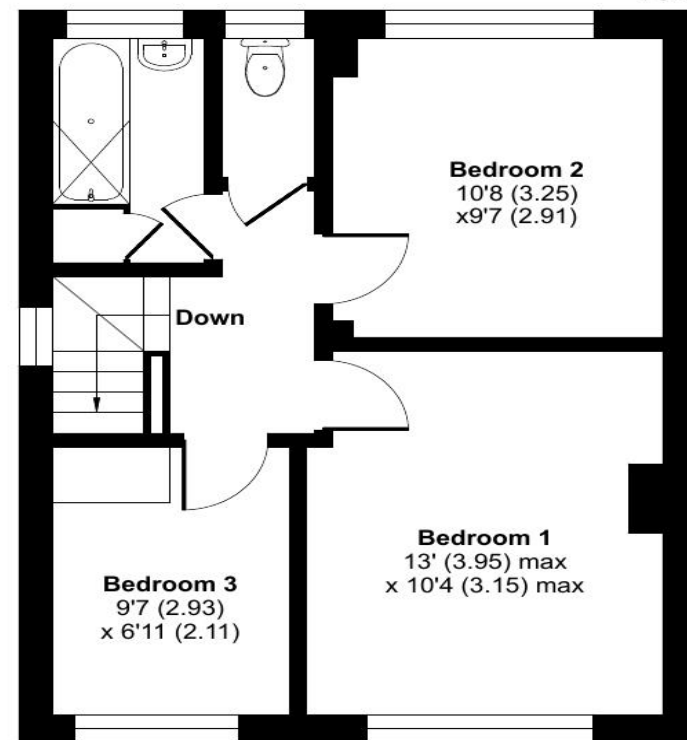
# St. Guthlac Close, Swaffham, PE37

Approximate Area = 855 sq ft / 79.4 sq m

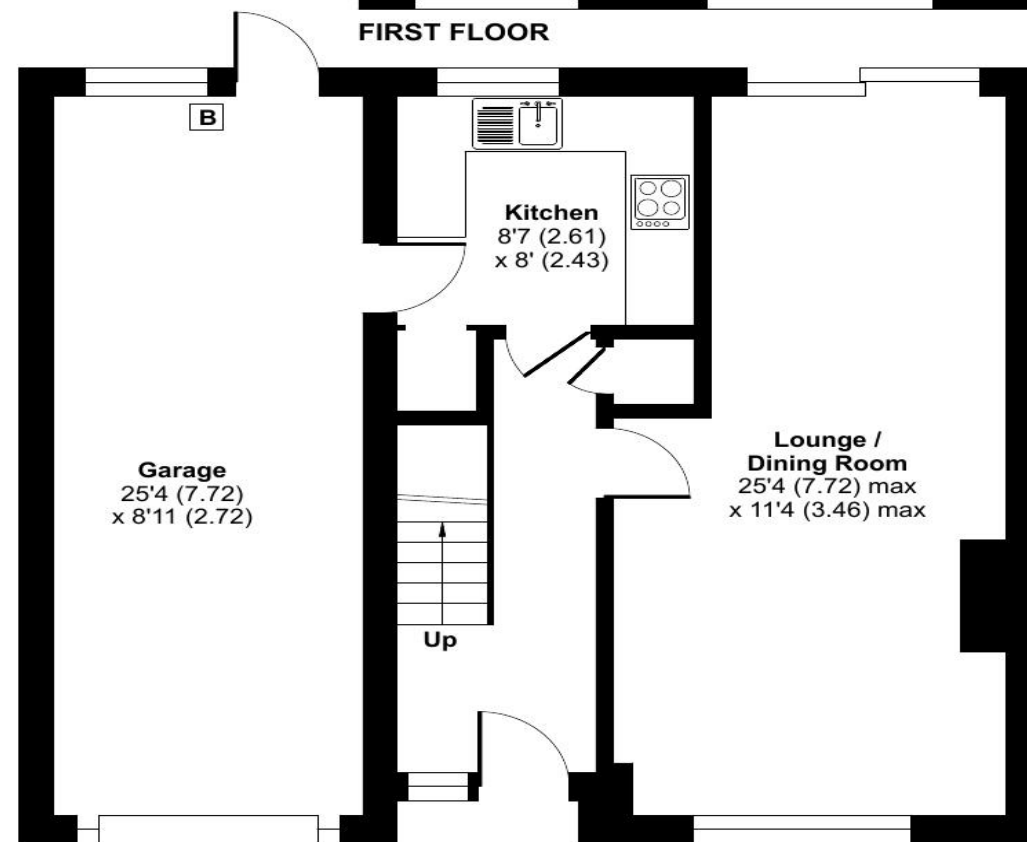
Garage = 226 sq ft / 20.9 sq m

Total = 1081 sq ft / 100.3 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). © nitchecom 2025. Produced for Longsons. REF: 1386577



## St Guthlac Close, Swaffham, PE37 7JA

CHAIN FREE!

Three bedroom semi-detached house, conveniently situated with easy access to supermarkets, amenities and doctor surgery. The property offers a good sized garage, gardens, parking, gas central heating and UPVC double glazing.

**Price £200,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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Conveniently situated close to local supermarkets, amenities and doctor's surgery, Longsons are delighted to bring to the market this semi-detached three bedroom house. The property offers garage, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom, separate 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 Hall

UPVC entrance door to front, stairs to first floor, under stairs storage cupboard.

#### Lounge/Dining Room

**25'4" (7.72m) Max x 11'4" (3.45m) Max**  
UPVC sliding patio door opening to rear garden, UPVC double glazed window to front, two radiators.

#### Kitchen

**8'7" (2.62m) x 8'0" (2.44m)**  
Fitted kitchen units to walls and floor, work surface over, stainless steel sink

unit with mixer tap and drainer, space for cooker, space and plumbing for washing machine, recess space for upright fridge/freezer, tiled splashback, entrance door opening to garage, UPVC double glazed window to rear.

#### Stairs and Landing

UPVC double glazed window to side, loft access.

#### Bedroom One

**13'0" (3.96m) x 4'0" (1.22m)**  
UPVC double glazed window to front, radiator.

#### Bedroom Two

**10'8" (3.25m) x 9'7" (2.92m)**  
UPVC double glazed window to rear, radiator.

#### Bedroom Three

**9'7" (2.92m) x 6'11" (2.11m)**  
UPVC double glazed window to front, radiator.

#### Bathroom

Bath with shower over and shower screen, hand wash basin, built-in cupboard housing hot water cylinder,

fully tiled walls, obscure glass UPVC double glazed window to rear, radiator.

#### Separate WC

WC, obscure glass UPVC double glazed window to rear, radiator.

#### Garage

**25'4" (7.72m) x 8'11" (2.72m)**

Electric motorized main up and over door to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, wall mounted gas central heating boiler, electric power and light.

#### Outside Front

Low maintenance front garden laid to shingle, selection of shrubs and plants, driveway providing off-road parking, outside lights.

#### Rear Garden

Enclosed rear garden laid to low maintenance shingle, paved patio seating area, shrubs and plants to borders, outside tap, wooden fence to perimeter, gated access to rear.

#### Agent's Note

EPC rating D65 (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.

- Three Bedroom Semi-Detached House
- Easy Access to Local Amenities
- Garage, Gardens and Parking
- Energy Efficiency Rating D65
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

