

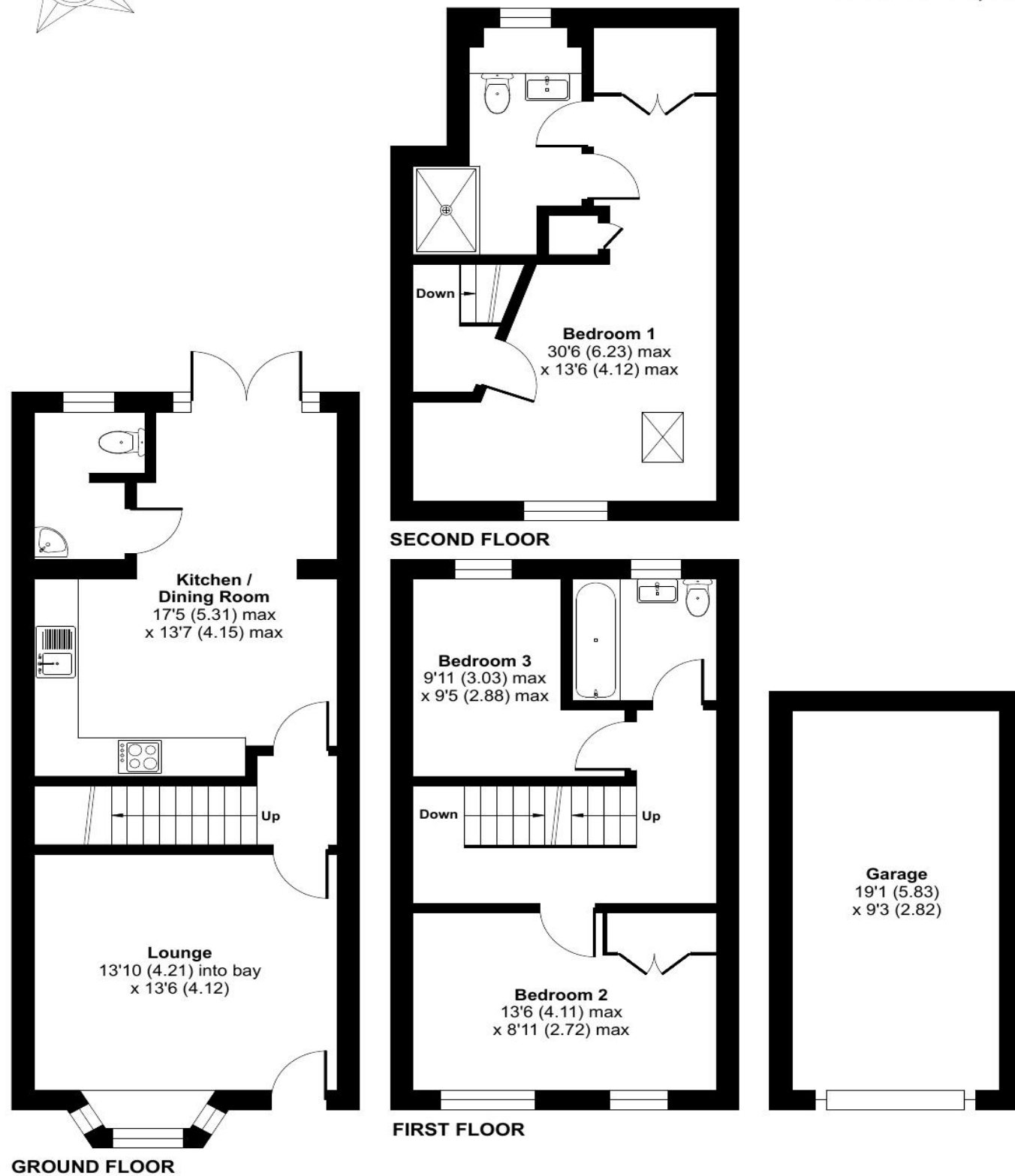
Lee Warner Road, Swaffham, PE37

Approximate Area = 1125 sq ft / 104.5 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1302 sq ft / 120.9 sq m

For identification only - Not to scale



Lee Warner Road, Swaffham, PE37 7GD

Well presented three bedroom terrace house situated on a popular development on the outskirts of Swaffham. The property offers kitchen/dining room, garage, parking cloakroom and en-suite. Viewing recommended!

Guide Price £240,000 - £250,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Longsons. REF: 1452697





Bedroom Three
9'11" (3.02m) Max x 9'5" (2.87m) Max

UPVC double glazed window to rear, radiator.

Family Bathroom

Bath with mixer tap, shower attachment and shower curtain, hand wash basin, WC, extractor fan, UPVC double glazed obscure glass window to front, radiator.

Stairs and Landing

Bedroom One
30'6" (9.3m) Max x 13'6" (4.11m) Max

Built-in walk in wardrobe, UPVC double glazed window to front, double glazed Velux window to front, two radiators, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, hand wash basin, WC, tiled splashback, UPVC double glazed obscure glass window to rear, radiator.

Front Garden

Courtyard parking with shingled borders.

Rear Garden

Rear garden laid to lawn with a paved patio seating area, path to rear gate, wooden fence to perimeter.

En-Bloc Garage

Up and over door, electric lights and power.

Agent's Note

EPC rating B81 (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.

- Three Bedroom Terrace House
- Popular Development Location
- Garage, Gardens and Parking
- Energy Efficiency Rating B81
- Cloakroom, Bathroom and En-Suite
- Gas Central Heating and UPVC Double Glazing

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented three bedroom terrace house. The property boasts kitchen/dining room, along with lounge, en-suite, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers lounge, inner hallway, kitchen/dining room, cloakroom, three bedrooms, en-suite shower room, bathroom, garage, parking, gardens, 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.

Inner Hallway
 Stairs to first floor, radiator.

Lounge
13'10" (4.22m) x 13'6" (4.11m)
 Entrance door to front, UPVC double glazed bay window to front, two radiators, oak effect Pergo laminate flooring.

Kitchen/Dining Room
17'5" (5.31m) Max x 13'7" (4.14m) Max

Range of fitted kitchen units to floor and walls, work surface over, one and a half bowl sink unit with mixer tap and drainer, tiled splashbacks, integrated double electric oven and gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer. oak effect Pergo laminate flooring, two radiators, two double glazed Velux windows, UPVC double glazed French doors opening to rear garden.

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

Stairs and Landing
 Stairs to second floor, radiator.

Bedroom Two
13'6" (4.11m) x 8'11" (2.72m)
 Built in wardrobe, two UPVC double glazed windows to front, radiator.

