

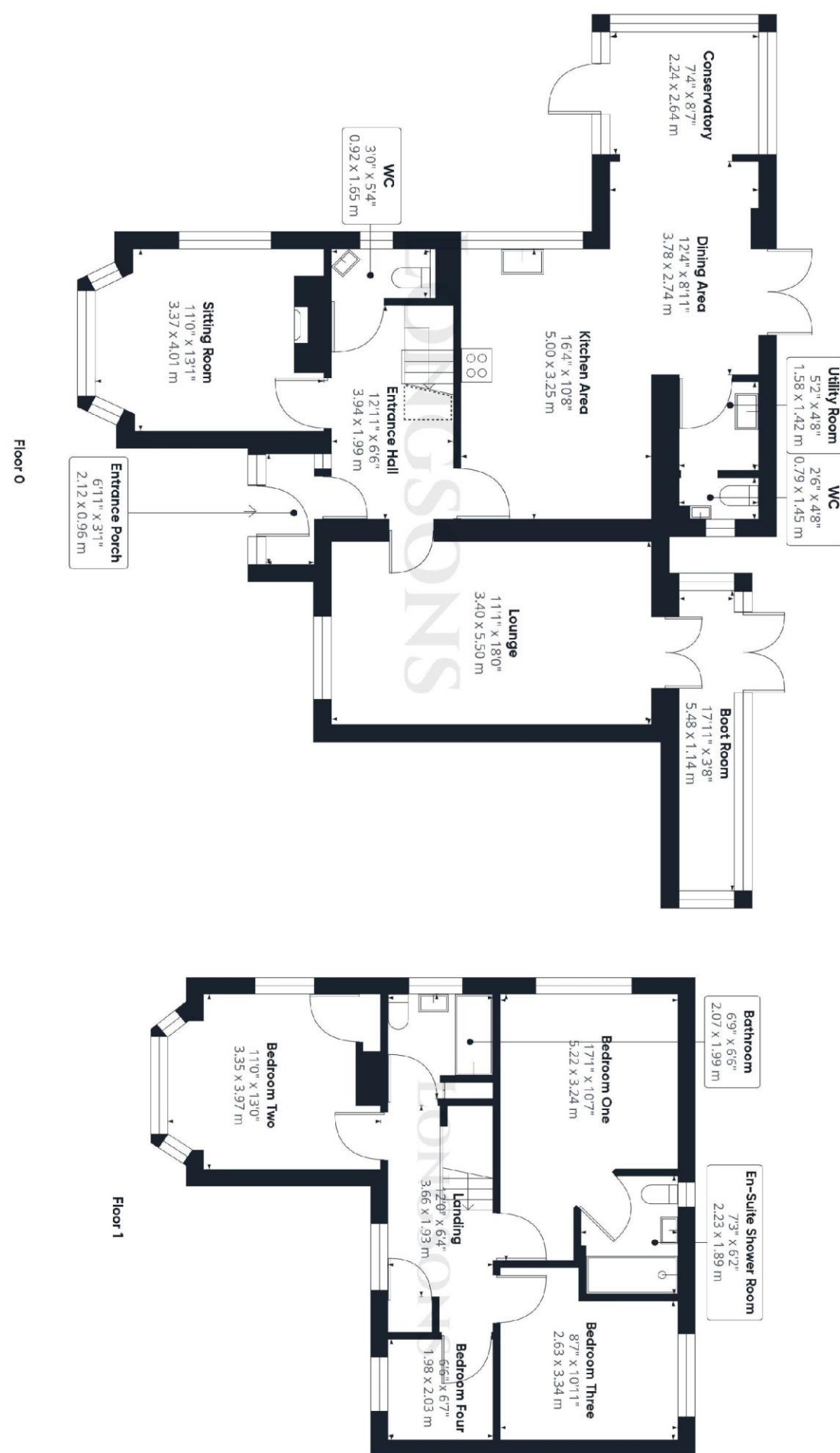


## London Street, Swaffham, PE37 7DX

### STUNNING!

An extremely well presented, spacious detached four bedroom house, very conveniently situated close to the town centre of Swaffham. This superb property offers two reception rooms, kitchen/dining room, conservatory, garage + parking, gas central heating and UPVC double glazing.

**Guide Price £475,000 to £500,000 Freehold**







**STUNNING!!** Conveniently situated close to the town centre of Swaffham Longsons are delighted to bring to the market this superb, spacious four bedroom detached house. This extremely well presented property has much to offer and includes two reception rooms, kitchen/dining room, conservatory, utility room/WC, cloakroom with WC, boot room, en-suite shower room, wrap around gardens, garage and parking, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance porch, entrance hall, lounge, sitting room, kitchen/dining room, conservatory, utility/WC, boot room, four 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 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 Porch

Composite entrance door to front aspect, UPVC double glazed obscure glass window to front aspect, radiator.

#### Entrance Hall

Oak stairs to first floor with glass balustrade, radiator.

#### Lounge

**18'0" (5.49m) x 11'1" (3.38m)**

UPVC double glazed French doors opening to rear garden, fitted shelving, UPVC double glazed window, oak flooring, under floor heating.

#### Sitting Room

**13'1" (3.99m) x 11'0" (3.35m)**

Feature fireplace with inset gas fire (currently not in use), UPVC double glazed bay window to front aspect with window seat, UPVC double glazed window to side aspect, fitted shelving to alcove.

#### Open Plan Kitchen/Dining

**16'4" (4.98m) x 10'8" (3.25m)**

Modern fitted kitchen units to wall and floor, quartz work surface over,

integrated stainless steel sink with mixer tap, integrated Neff five ring induction hob with extractor hood over, integrated Neff double ovens, integrated dishwasher, integrated fridge, integrated freezer, tiles to floor, UPVC double glazed French doors to rear aspect, two vertical radiators, tiled splashback, UPVC double glazed window to side aspect, tiles to floor, opening through to conservatory.

#### Conservatory

**8'7" (2.62m) x 7'4" (2.24m)**

UPVC double glazed conservatory with glass roof, entrance door opening to front aspect, tiles to floor with under floor heating.

#### Utility Room/WC

**5'2" (1.57m) x 4'8" (1.42m)**

Fitted kitchen units to wall and floor with work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, hand wash basin, WC, tiles to floor, obscure glass UPVC double glazed window to side aspect, two radiators.

#### Boot Room

**17'11" (5.46m) x 3'8" (1.12m)**

UPVC double glazed windows to rear and sides and French doors to opening to rear garden, radiator.

#### Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to side aspect, tiles to floor, tiled splashback, radiator.

#### Stairs and Landing

Oak staircase with glass balustrade, stair lights, built in cupboard housing gas combi boiler, UPVC double glazed window to front.

#### Bedroom One

**17'1" (5.21m) x 10'7" (3.23m)**

UPVC double glazed window to side aspect, radiator, door to en-suite shower room.

#### En-suite Shower Room

Large walk-in shower cubicle with rain fall shower head and separate hand shower attachment, wash basin, WC, towel radiator, obscure glass UPVC







double glazed window to rear aspect, tiled splashback.

**Bedroom Two**  
**13'0" (3.96m) Into Bay x 11'0" (3.35m)**

UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, built in cupboard, radiator.

**Bedroom Three**  
**10'11" (3.33m) x 8'7" (2.62m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Four**  
**6'7" (2.01m) x 6'6" (1.98m)**

UPVC double glazed window to front aspect, radiator.

**Bathroom**

Modern bathroom suite comprising 'P' shaped bath with wall mounted water controls and central water outlet with

shower over and shower screen, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side aspect, tiled splashback.

**Garage**

Main up and over door to front aspect, UPVC double glazed window to rear aspect, electric light and power.

**Gardens**

Very well maintained front, side and rear gardens, mainly laid to lawn, paved patio seating areas to front, side and rear, raised planters to side and rear, path to front door, wooden workshop with electric power, wooden garden shed, selection of established shrubs, plants and trees to beds and borders, driveway to garage providing off road parking, additional parking space to the rear, outside light, outside tap, wooden fence to perimeter, gated access to front.

**Agents Note**

EPC rating TBC (Full copy available on request)  
Council tax band E (Own enquiries should be made via Breckland District Council)

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen/ Dining Room
- Conservatory

- Wrap Around Garden
- Garage + Parking
- Close to Town Centre
- Gas Central Heating
- UPVC Double Glazing

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.

