



**Station Street, Swaffham, PE37 7LH**

CHAIN FREE! Impressive, spacious, individual converted stables and coach house with character throughout. This detached Grade II listed property offers ample living space to ground floor with very large bedroom incorporating galleried landing, underfloor heating and courtyard style garden.

**Price £375,000 Freehold**





**Bedroom Two**  
**17'1" (5.21m) Max x 14'8"**  
**(4.47m) Max**

Sloping ceiling, double glazed window to front aspect.

**Bathroom**

5 piece bathroom suite comprising; shower cubicle, double ended stand alone roll top bath, wash basin, bidet, WC, towel radiator, tiles to floor, obscure glass double glazed window to front aspect, extractor fan.

**Outside**

Delightful established gardens to front, side and rear, paved patio seating area and covered seating areas to front and rear, generous selection of shrubs and plants to raised beds and borders throughout, outside lights, external power socket, covered potting area to rear, wooden double gates providing access to property and gardens.

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.

- CHAIN FREE!
- Converted Stables/ Coach House
- Two Bedrooms
- Grade II Listed
- Spacious Ground Floor Accommodation
- Stunning Features Throughout
- Delightful Established Gardens
- Galleried Landing
- Gas Central Heating & UPVC Double Glazing
- Very Close To Town Centre

**CHAIN FREE!** Situated in the town centre of Swaffham, Longsons are delighted to bring to the market this extremely impressive, Grade II listed converted stables/coach house. The property simply oozes character throughout and boasts plenty of living space to the ground floor with a very large bedroom incorporating galleried landing to first floor, underfloor heating to ground floor, delightful enclosed established gardens to front and rear providing a real haven in the heart of the town centre, log burning stove, kitchen/dining room, double glazing and much much more.

Viewing highly recommended to fully appreciate.

Briefly, the property offers kitchen/dining room, large lounge with log burning stove, cloakroom with WC, two bedrooms to first floor with large main bedroom incorporating galleried landing, bathroom with five piece bathroom suite, gardens, parking, gas central heating and double glazing.

**SWAFFHAM**

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

**Kitchen/Dining Room**  
**16'10" (5.13m) Max x 17'6"**  
**(5.33m) Max**

Fitted kitchen units to wall and floor, granite or quartz work surface over, stainless steel 1.5 bowl sink unit with mixer tap, space for large range style gas/electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, sliding patio doors opening to front courtyard garden, tiles to floor.

**Lounge**  
**15'11" (4.85m) Max x 37'3"**  
**(11.35m) Max**

Fitted shelving and storage units to one wall, log burning stove, double glazed French doors opening to rear, double glazed entrance door opening to front, stairs to first floor, double glazed windows to front and rear aspects, tiles to floor.

**Cloakroom**

Wash basin, WC, obscure glass double glazed window to front aspect tiles to floor, tiled splashback, extractor fan.

**Bedroom One**  
**15'10" (4.83m) Max x 34'6"**  
**(10.52m) Max**

Very large bedroom with vaulted ceiling incorporating galleried landing, fitted wardrobes, wooden boards to floor, double glazed windows to front and rear aspects, three radiators.

