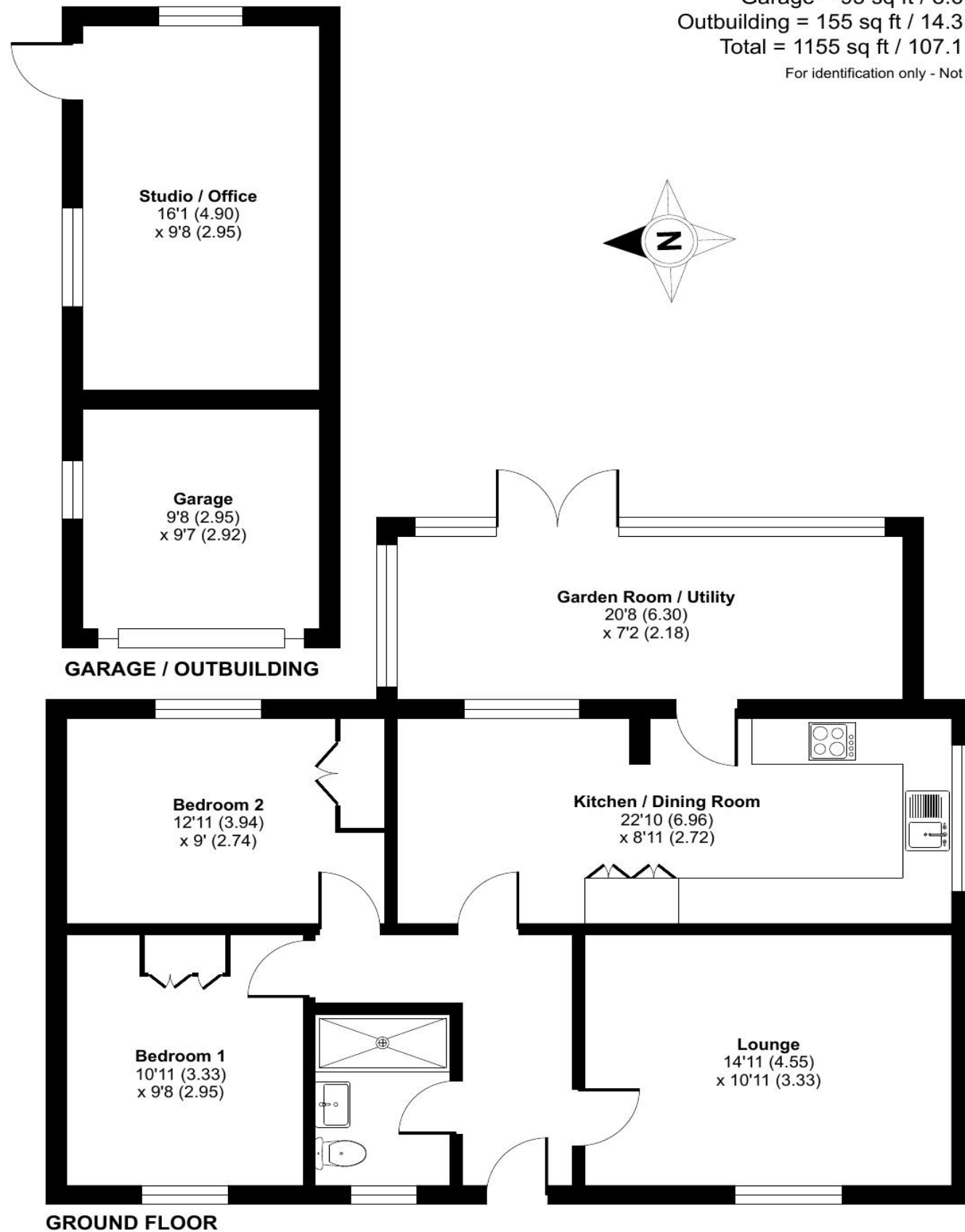


# New Sporle Road, Swaffham, PE37

Approximate Area = 907 sq ft / 84.2 sq m  
Garage = 93 sq ft / 8.6 sq m  
Outbuilding = 155 sq ft / 14.3 sq m  
Total = 1155 sq ft / 107.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1202026



## New Sporle Road, Swaffham, PE37 7JD

Extremely well presented, spacious detached two bedroom bungalow situated within easy reach of local amenities. This superb property boasts garden/utility room, kitchen/dining room, modern shower room, garage/garden studio, parking, gardens, gas central heating and UPVC double glazing.

**Price £290,000 Freehold**





**Bedroom Two**  
**12'11" (3.94m) x 9'0" (2.74m)**

UPVC double glazed window to rear, radiator.

**Shower Room**

Modern replacement shower suite comprising walk in double shower cubicle, washbasin and WC both set within fitted cabinet, obscure glass UPVC double glazed window to front, towel radiator, extractor fan.

**outside Front**

Low maintenance front garden laid to pebbles, parking area providing parking for several vehicles laid to block paving, wooden double gates providing access to further secure off road parking, shrubs and plants to borders, outside light, outside tap, gated access to rear garden, hedge and fence to perimeter.

**Rear Garden**

Very well presented low maintenance rear garden, shrubs and plants to raised flower beds, paved patio seating area, further paved patio seating area

to rear of garden, outside lights, wooden fence to perimeter, gated access to front.

**Garage**

**27'9" (8.46m) x 9'8" (2.95m)**

Longer than average wooden garage currently partitioned with storage area to front and insulated garden studio/office space to rear, remote control main roller door to front, UPVC double glazed entrance opening to rear garden, electric light and power.

**Agent's Notes**

EPC rating C69 (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.

- Spacious Detached Bungalow
- Two Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating TBC
- Garden Room /Utility
- Gardens, Parking and Garage with Studio
- Gas Central Heating
- UPVC Double Glazing
- Extremely Well Presented
- Water Softener

Situated within easy reach of local amenities, Longsons are delighted to bring to the market this extremely well presented detached two bedroom bungalow. This superb property has much to offer and includes kitchen/dining room, garden/utility room, modern shower room, modern recently replaced gas boiler, water softener, garage/garden studio, ample parking with additional secure gated parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, garden/utility room, two bedrooms, shower room, garage/garden studio, 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 Hall**

UPVC double glazed entrance door to front, loft access, radiator.

**Lounge**

**14'11" (4.55m) x 10'11" (3.33m)**  
 UPVC double glazed window to front, radiator.

**Kitchen/Dining Room**  
**22'10" (6.96m) x 8'11" (2.72m)**

Modern fitted kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, integrated electric oven, integrated gas hob, space and plumbing for dishwasher, modern wall mounted gas central heating boiler (approx one year old), space for tall upright fridge/freezer, UPVC double glazed window to rear and side, UPVC double glazed door through to garden room, radiator.

**Garden Room/Utility**

**20'8" (6.3m) x 7'2" (2.18m)**

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear and side, work surface with space and plumbing under for washing machine and tumble dryer, electric lights and power.

**Bedroom One**

**10'11" (3.33m) x 9'8" (2.95m)**

UPVC double glazed window to front, radiator.

