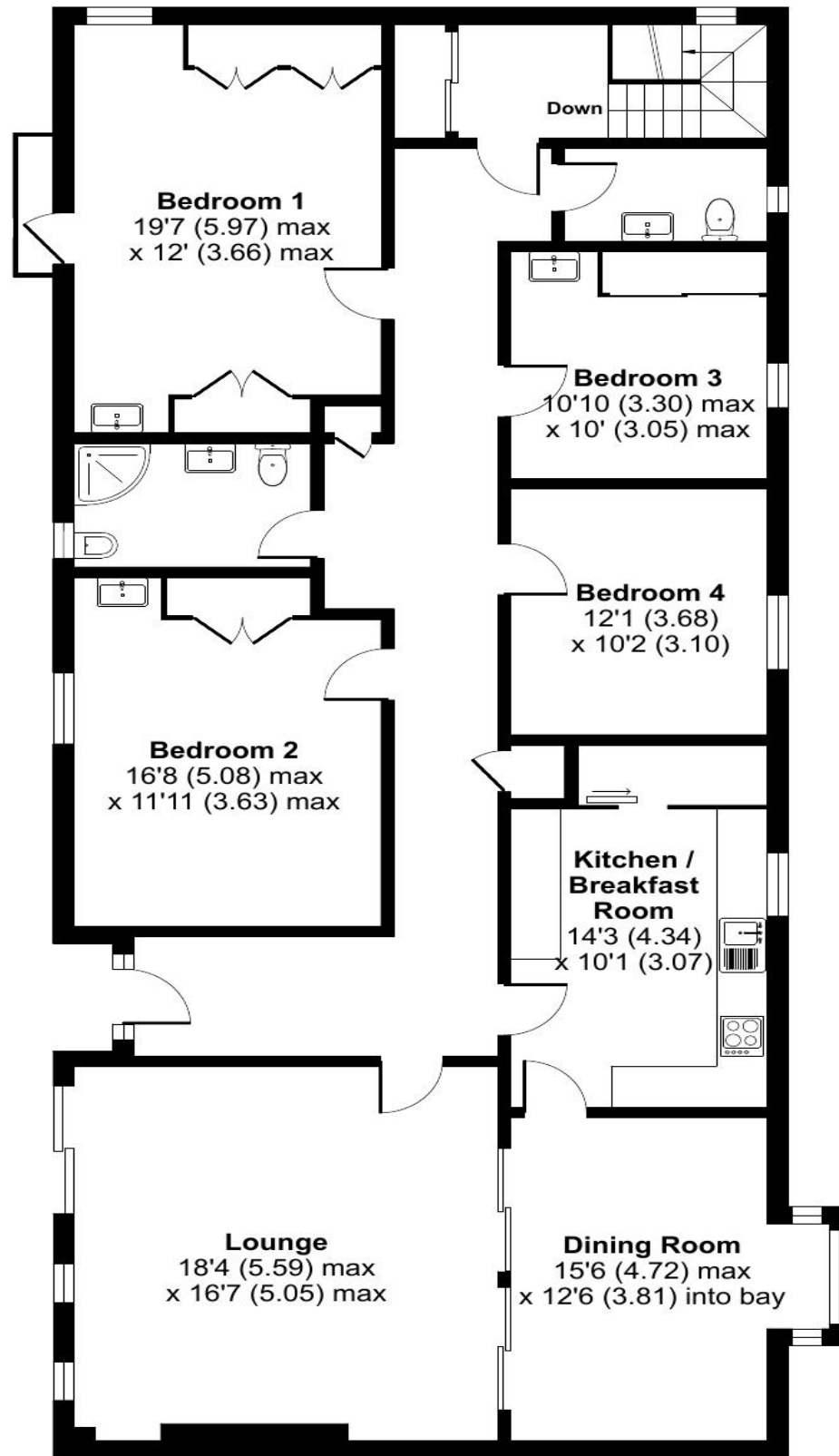


Market Place, Swaffham, PE37

Approximate Area = 1834 sq ft / 170.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1240911



Market Place, Swaffham, PE37 7AQ

Large four bedroom flat situated right in the heart of Swaffham town centre, located with views of Swaffham church to the rear and the town centre marketplace to the front. The property offers four double bedrooms, shower room, external patio/seating area, cloakroom with WC, two reception rooms.

Offers in Excess of £260,000 Leasehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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Situated right in the heart of Swaffham town centre, enjoying views of the church to the rear and the marketplace to the front, Longsons are delighted to bring to the market this large spacious first floor four bedroom flat. This fantastic property offers external patio/seating area, four double bedrooms, shower room, two reception rooms, kitchen/breakfast room, cloakroom with WC, UPVC double glazing and gas central heating.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall with stair lift in-situ, hallway, lounge, dining room, kitchen/breakfast room, four double bedrooms, shower room, cloakroom with WC, external patio/seating area, 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

Entrance door to front, stairs to first floor and flat entrance.

Hallway

Loft access, stair lift, built-in cupboard housing hot water cylinder, built-in

storage cupboard, entrance door opening to balcony/patio area.

Lounge

18'4" (5.59m) x 16'7" (5.05m)

Feature brickwork fireplace, UPVC double glazed patio doors opening to balcony/patio area, UPVC double glazed windows to rear, wooden parquet flooring, sliding double doors opening to dining room, radiator.

Kitchen/Breakfast Room

14'3" (4.34m) x 10'1" (3.07m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with double drainer, integrated double electric oven, integrated electric hob, space and plumbing for washing machine, space for tall upright fridge/freezer, wall mounted gas central heating boiler, tiled splashback, tiles to floor, UPVC double glazed window to rear, radiator.

Dining Room

15'6" (4.72m) x 12'6" (3.81m)

Walk-in UPVC double glazed bay window with views across the market square, wooden parquet flooring, radiator.

Bedroom One

19'7" (5.97m) x 12'0" (3.66m)

Built-in wardrobes, UPVC double glazed window to rear and side, UPVC double glazed entrance door opening to rear, balcony sink units, radiator.

Bedroom Two

16'8" (5.08m) x 11'11" (3.63m)

Built-in wardrobe, washbasin, UPVC double glazed window to rear, radiator.

Bedroom Three

10'10" (3.3m) x 10'0" (3.05m)

Built-in wardrobe, wash basin, UPVC double glazed window to front, radiator.

Bedroom Four

12'1" (3.68m) x 10'2" (3.1m)

UPVC double glazed window to front, radiator.

Cloakroom

Wash basin, WC, radiator.

Shower Room

Double shower cubicle, bidet, wash basin, WC, towel radiator, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to rear.

Outside Patio Balcony Area

A good size external first floor seating area with views of Swaffham church, extendable sun canopy, stairs down to

ground floor, outside light, small wooden storage shed.

Agent's Note One

Leasehold, 125 YEARS started 23/11/2004 with 101 years remaining, this is a fee for building insurance which is shared pro-rata. More details on request.

Agent's Notes Two

EPC rating D61 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

Agent's Notes Three

Option to buy all furniture.

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 First Floor Flat
- Four Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating
- External Patio Seating Area
- Gas Central Heating
- UPVC Double Glazing

