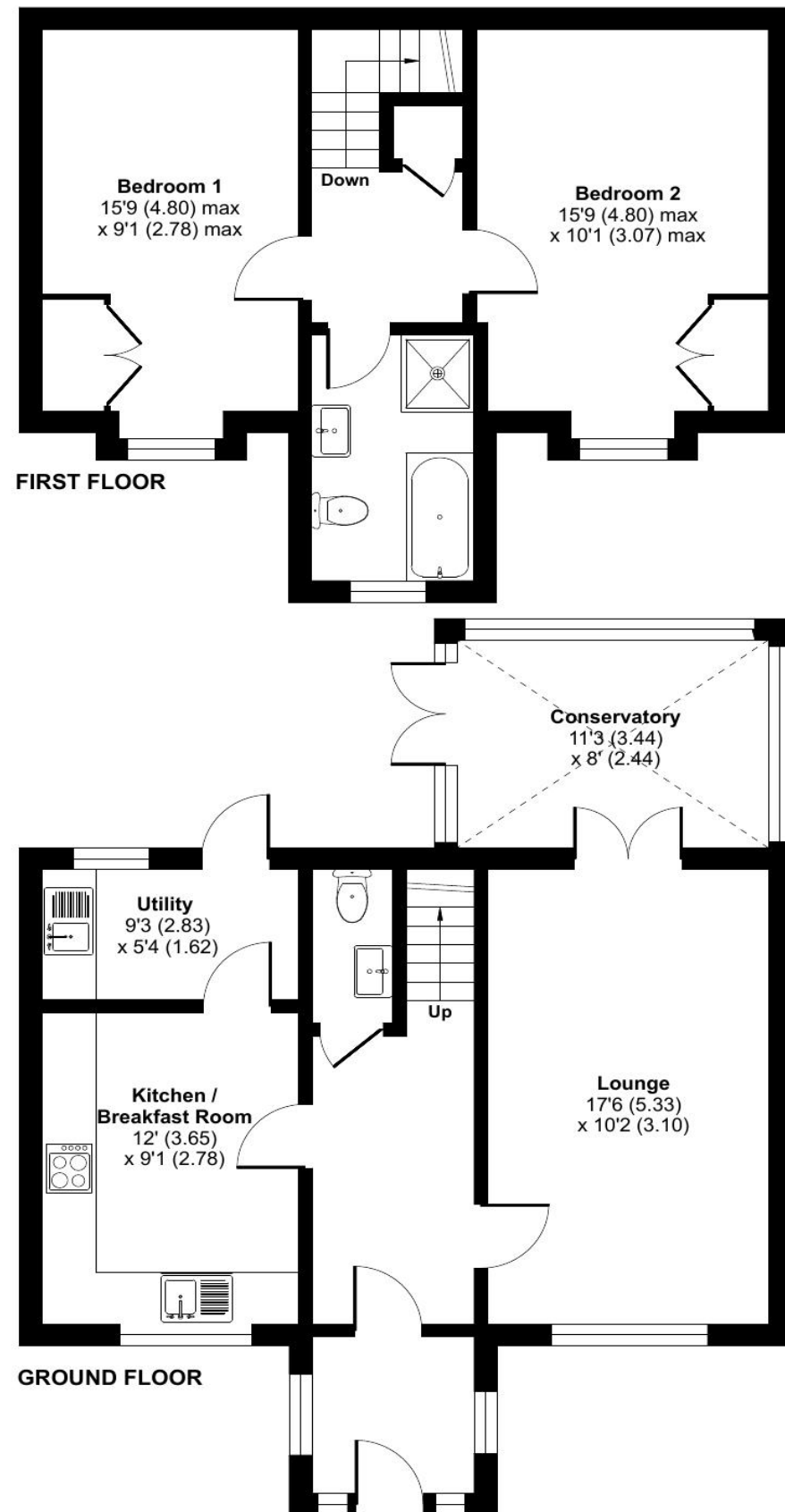




# Church Mews, Swaffham, PE37

Approximate Area = 1031 sq ft / 95.7 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 2025. Produced for Longsons. REF: 1250460



## Church Mews, Swaffham, PE37 7DU

**CHAIN FREE!**

Extremely well presented, detached two bedroom house very conveniently situated right in the heart of Swaffham town centre. This fantastic property offers allocated parking, conservatory, gardens, bathroom, kitchen/breakfast room, cloakroom, gas central heating and UPVC double glazing.

**Offers in the Region of £298,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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Very conveniently situated right in the heart of Swaffham town centre, Longsons are delighted to bring to the market this attractive flint faced modern detached two bedroom house. This fantastic property offers conservatory, kitchen/breakfast room, utility room, cloakroom with WC, four piece bathroom suite, allocated parking, gardens, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Briefly, the property offers entrance porch, hallway, lounge, conservatory, kitchen/breakfast room, utility room, cloakroom with WC, two bedrooms, bathroom, gardens, allocated parking, 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

UPVC double glazed entrance door to front, UPVC double glazed window to both sides, radiator.

#### Hallway

Stairs to first floor, radiator.

#### Lounge

**17'6" (5.33m) x 10'2" (3.1m)**

UPVC double glazed window opening to conservatory, UPVC double glazed window to front, two radiators.

#### Conservatory

**11'3" (3.43m) x 8'0" (2.44m)**

UPVC double glazed conservatory, French doors opening to rear garden, tiles to floor, electric power and lights, radiator providing all year round usage.

#### Kitchen/Breakfast Room

**12'0" (3.66m) x 9'1" (2.77m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space for under counter fridge/freezer, UPVC double glazed window to front, radiator.

#### Utility Room

**9'3" (2.82m) x 5'4" (1.63m)**

Fitted kitchen units to floor, work surface over, stainless steel sink units with mixer tap and drainer, built-in

storage cupboard, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, radiator.

#### Cloakroom

Hand wash basin, WC, towel radiator.

#### Stairs and Landing

Built-in storage cupboard.

#### Bedroom One

**15'9" (4.8m) x 9'1" (2.77m)**

UPVC double glazed window to front, built-in wardrobe, radiator.

#### Bedroom Two

**15'9" (4.8m) x 10'1" (3.07m)**

UPVC double glaze window to front. built-in wardrobe, radiator.

#### Bathroom

Four piece bathroom suite comprising double shower cubicle, bath, wash basin, WC, obscure glass UPVC double glazed window to front, radiator.

#### Outside Front

Laid to lawn with path to front door laid to block paving.

#### Rear Garden

Rear and side garden laid to lawn, wooden garden shed, wooden fence to perimeter, gated access to front.

#### Agent's Notes

EPC rating C73 (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.

- Detached Two Bedroom House
- Conveniently Situated in Town Centre
- Kitchen/Breakfast Room and Utility Room
- Energy Efficiency Rating C73
- Conservatory
- Gardens and Allocated Parking
- Gas Central Heating and UPVC Double Glazing
- Available CHAIN FREE!

