

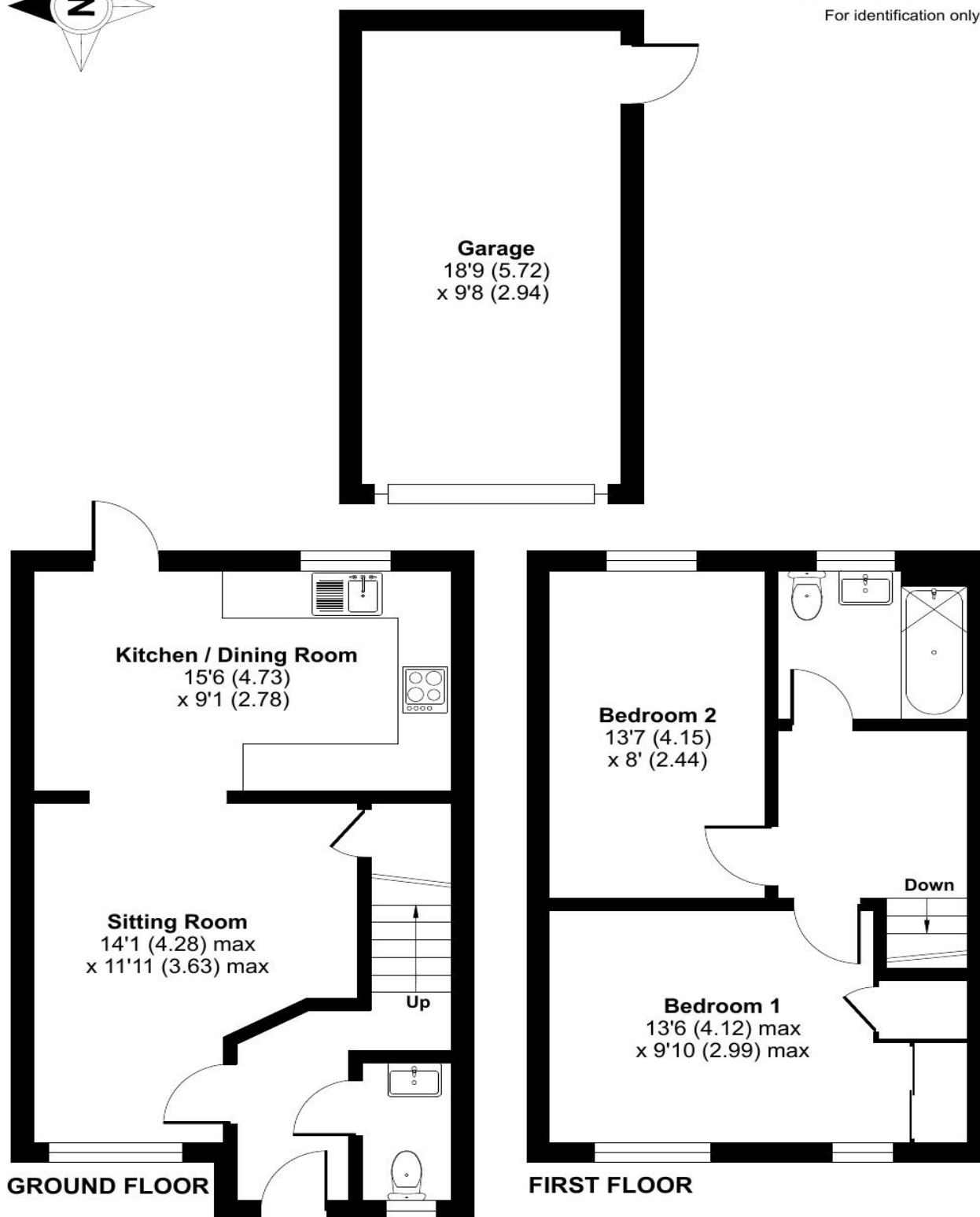
# Sir Archdale Road, Swaffham, PE37

Approximate Area = 753 sq ft / 69.9 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 934 sq ft / 86.7 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 2024. Produced for Longsons. REF: 1279012



## Sir Archdale Road, Swaffham, PE37 7JF

Extremely well presented, semi detached two bedroom house situated on a popular development within easy reach of Swaffham town centre. This fantastic property boasts kitchen/dining room, cloakroom with WC, garage, gardens, parking, gas central heating and UPVC double glazing.

**Offers in the Region of £230,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
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Built by the reputable Abel Homes and situated on a popular development within easy reach of Swaffham town centre and all its amenities, Longsons are delighted to bring to the market this extremely well presented, modern two bedroom semi detached house. This superb property offers kitchen/dining room, cloakroom with WC, bathroom, garage with potential to convert (STPP), solar panels for hot water, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly advised.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, two bedrooms, bathroom, garage, gardens, 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 Hall

Composite double glazed entrance door to front, stairs to first floor, engineered oak boards to floor, radiator.

### Sitting Room 14'1" (4.29m) x 11'11" (3.63m)

Under stairs storage cupboard, engineered oak boards to floor, UPVC

double glazed window to front aspect, two radiators, opening through to kitchen/dining room.

### Kitchen/Dining Room 15'6" (4.72m) x 9'1" (2.77m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, intergrated Bosch electric oven with gas hob and extractor hood over, intergrated Bosch dishwasher, intergrated Bosch fridge/freezer, space and plumbing for washing machine, tiled splashback, under cupboard lighting, engineered oak boards to floor, radiator, composite double glazed entrance door opening to rear garden, UPVC double glazed window to rear, radiator.

### Cloakroom

Wash basin, WC, porcelain tiles to floor, obscure glass UPVC double glazed window to front aspect, radiator, extractor fan.

### Stairs and Landing

Loft access with loft ladder, boarding and light point.

### Bedroom One 13'6" (4.11m) x 9'10" (3m)

Fitted wardrobe, built in cupboard housing hot water cylinder, two UPVC double glazed windows to front aspect, radiator.

### Bedroom Two 13'7" (4.14m) x 8'0" (2.44m)

UPVC double glazed window to rear aspect, radiator.

### Bathroom

Modern bathroom site comprising; bath with rainfall shower head over and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, porcelain tiles to floor, obscure glass UPVC double glazed window to rear aspect, extractor fan.

### Outside Front

Low maintenance area laid to shingle, shrubs and plants to beds and borders, brickweave driveway providing off road parking, outside light.

### Garage 18'9" (5.72m) x 9'8" (2.95m)

Remote controlled motorised main up and over door to front, entrance door opening to rear garden, power points.

### Rear Garden

Very well presented, enclosed low maintenance rear garden laid to paving slabs and grass, shrubs and plants to beds and borders, external double electric sockets, paved patio seating area, external tap, garden wall and wooden fence to perimeter.

### Agent's Notes

EPC rating C79 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Two Bedroom Semi-Detached House
- Well Presented Abel Home
- Kitchen/Dining Room
- Energy Efficiency Rating C79
- Garage, Gardens and Parking
- Gas Central Heating
- Hot Water Solar Panels
- UPVC Double Glazing

