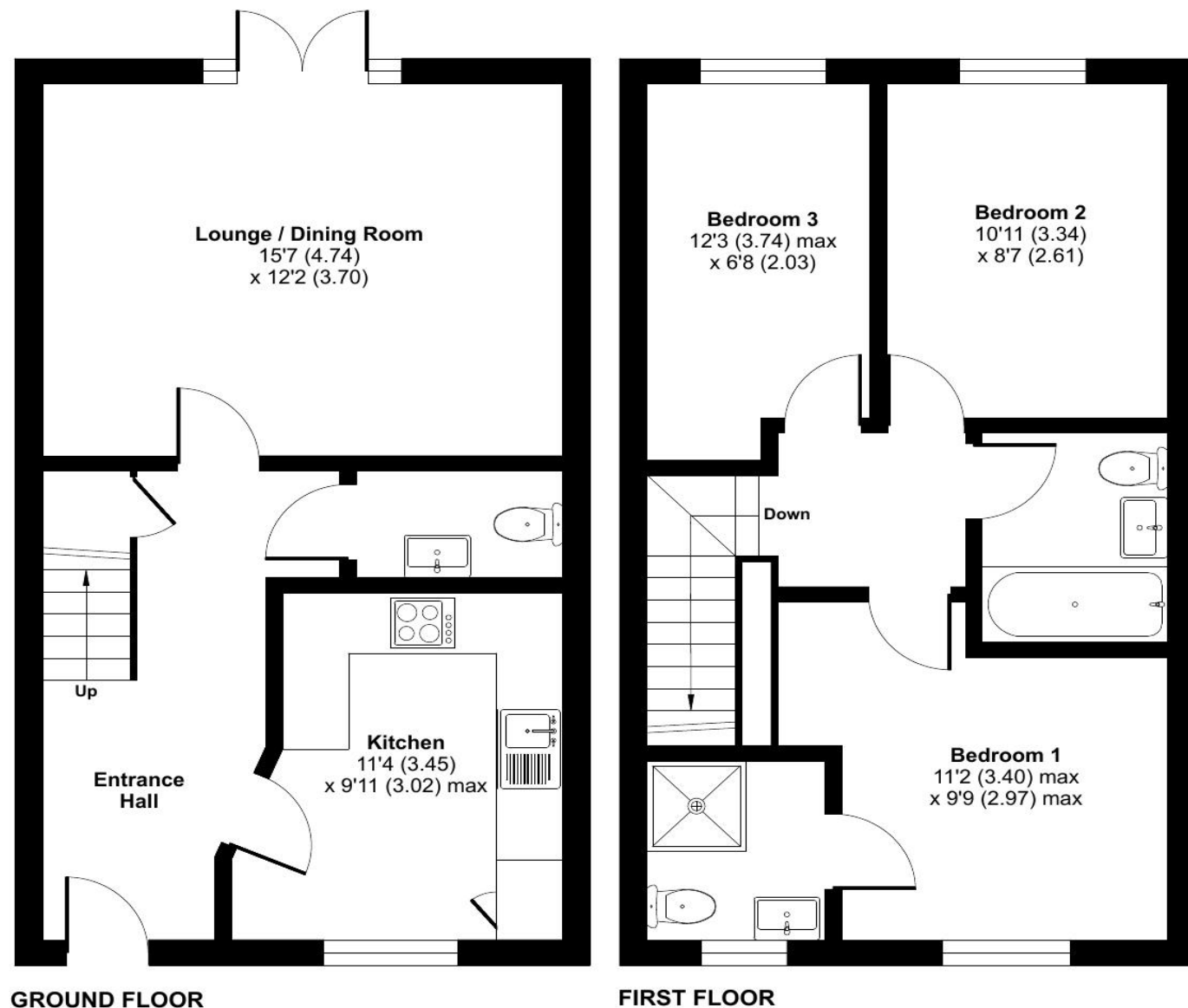


Redland Road, Swaffham, PE37

Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Redland Road, Swaffham, PE37 8GS

Very well presented, modern three bedroom semi-detached house. The property boasts modern fitted kitchen, en-suite shower room, lounge/dining room, parking, gardens UPVC double glazing and gas central heating.

Viewing Highly Recommended!

Guide Price £230,000 - £250,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1293437



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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<https://www.longsons.co.uk>

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Bedroom Three
12'3" (3.73m) x 6'8" (2.03m)

UPVC double glazed window to rear, radiator.

Family Bathroom

Panelled bath with tiled splashback, WC, hand wash basin.

Outside Front

Path leading to front door, shrubs and plant to decorative border, gated access to rear garden.

Rear Garden

Very low maintenance rear garden laid to decorative patio paving with shrubs to beds, wooden summer house, wooden fence and wall to perimeter, gated access to front.

Agent's Notes

EPC rating C79 (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.

- Three Bedroom Semi-Detached House
- Lounge/Dining Room
- En-Suite, Cloakroom and Family Bathroom
- Energy Efficiency Rating
- Parking and Gardens
- UPVC Double Glazing and Gas Central Heating

Situated on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, modern three bedroom semi-detached house. Built to a high standard expected from the highly respected Avant homes, the property boasts modern kitchen, lounge/dining room, ground floor cloakroom, rear garden, en-suite shower room, parking, low maintenance enclosed rear garden, UPVC double glazing and gas central heating. Viewing Highly Recommended!

Briefly the property offers, entrance hall, kitchen, lounge/dining room, cloakroom, three bedrooms, en-suite to bedroom one, family bathroom, gardens, parking, UPVC double glazing and gas central heating.

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 door to front, stairs to first floor.

Kitchen

11'4" (3.45m) x 9'11" (3.02m)

Range of fitted kitchen units to walls and floor, work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, panelled

splashbacks, integrated electric oven with integrated gas hob and extractor hood over, space for American style fridge/freezer, UPVC double glazed window to front.

Lounge/Dining Room
15'7" (4.75m) x 12'2" (3.71m)

Feature fireplace with electric fire, UPVC double glazed French doors opening to rear garden, radiator.

Cloakroom

WC, hand wash basin.

Bedroom One

11'2" (3.4m) Max x 9'9" (2.97m) Max

UPVC double glazed window to front, radiator, door leading to en-suite shower room.

En-Suite Shower Room

Shower cubicle, WC, hand wash basin, radiator, obscure glass UPVC double glazed window to front.

Bedroom Two

10'11" (3.33m) x 8'7" (2.62m)

UPVC double glazed window to rear, radiator.

