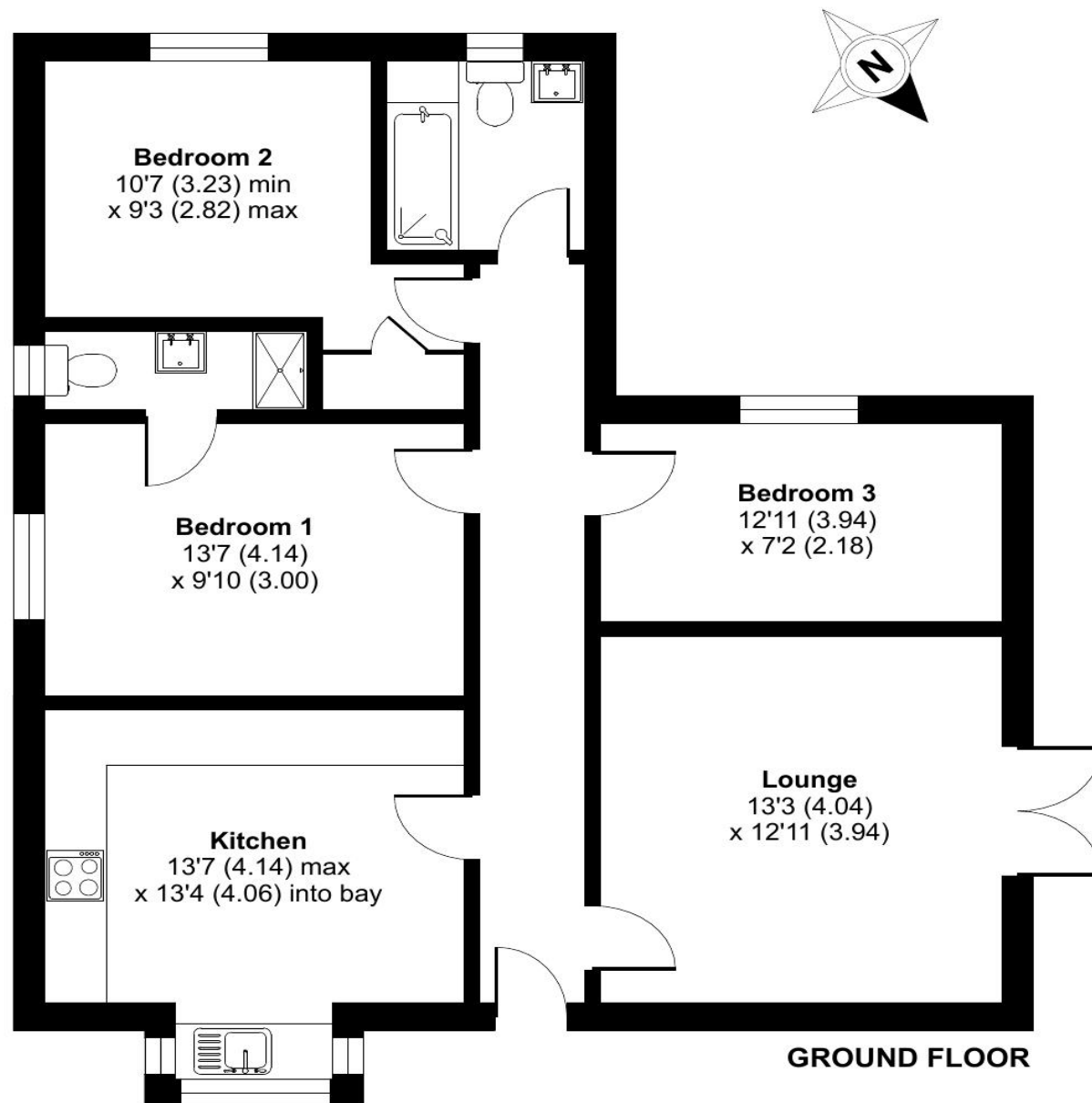


## Whitsands Road, Swaffham, PE37

Approximate Area = 882 sq ft / 82 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: 1295037



### Whitsands Road, Swaffham, PE37 7BJ

Very well presented, detached three bedroom bungalow situated in a non estate position within close proximity of Swaffham town centre. The property boasts en suite shower room to bedroom one, kitchen/dining room, gardens, parking, gas central heating and UPVC double glazing.

**Price £300,000 Freehold**

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

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





### Bathroom

Bathroom suite comprising; bath with shower over and shower screen, wash basin set within fitted cabinet, WC, extractor fan, obscure glass UPVC double glazed window to rear.

### Outside Front

Gravelled driveway providing off road parking, path leading to front door, gated access to side garden.

### Side Garden

Fully enclosed garden laid to artificial lawn, paved patio seating area, wooden garden shed, raised flower beds, fence to perimeter, gated access to front.

### Agent's Notes

EPC rating C77 (Full copy available on request)  
Council tax band D (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 Bungalow
- Three Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating C77
- En Suite Shower Room
- Gardens & Parking
- Gas Central Heating
- Non Estate Position
- Close Proximity to Town Centre

Situated within easy reach of Swaffham town centre and in a non estate position, Longsons are delighted to bring to the market this very well presented, detached three bedroom bungalow. The property boasts en suite shower room to bedroom one, kitchen/dining room, gardens, off road parking, gas central heating and UPVC double glazing.

Viewing highly advised.

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

**SWAFFHAM**  
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club..

The town is well catered for with a Waitrose and other supermarkets, an

excellent Saturday market, three doctors surgery's, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

### Entrance Hall

Composite entrance door to front, radiator.

### Lounge

**13'3" (4.04m) x 12'11" (3.94m)**

UPVC double glazed window to front, radiator, UPVC double glazed French doors opening to side patio.

### Kitchen/Dining Room

**13'7" (4.14m) Max x 13'4" (4.06m) Into Bay**

Fitted kitchen units to walls and floor, work surfaces over, tiled splashbacks, stainless steel sink with mixer tap and drainer, integrated oven, ceramic hob

with extractor hood over, space and plumbing for a washing machine, UPVC double glazed bay window to front, radiator.

### Bedroom One

**13'7" (4.14m) x 9'10" (3m)**

UPVC double glazed window to side, radiator, loft access, door to en-suite shower room.

### En-Suite Shower Room

Shower cubicle, wash basin set within fitted cabinet, tiled splashback, WC, extractor fan, obscured glass UPVC double glazed window to side, radiator

### Bedroom Two

**10'7" (3.23m) Max x 9'3" (2.82m) Max**

UPVC double glazed window to rear, radiator.

### Bedroom Three

**12'11" (3.94m) x 7'2" (2.18m)**

UPVC double glazed window to rear, radiator, cupboard housing hot water cylinder and radiator.

