

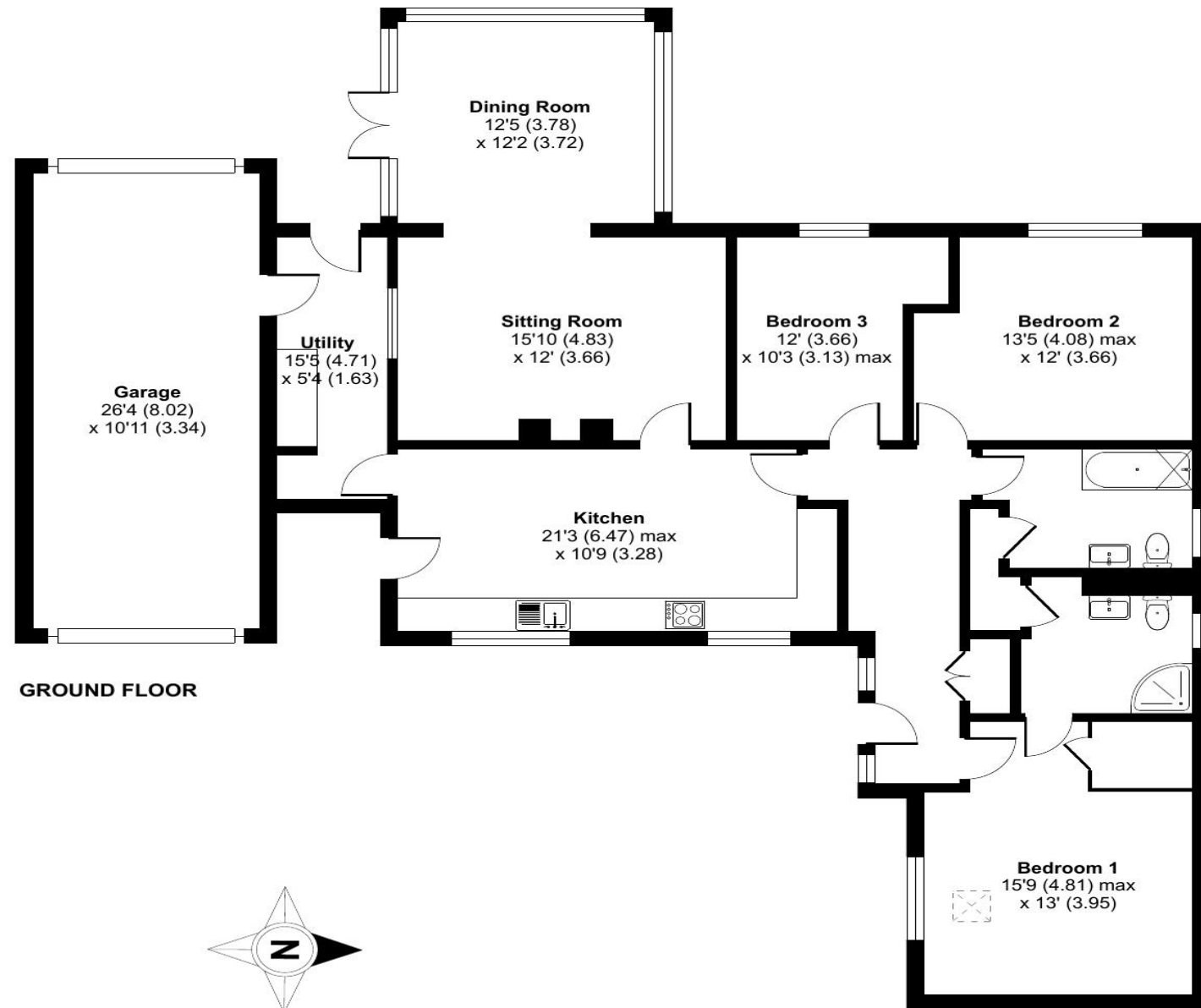
## Theatre Street, Swaffham, PE37

Approximate Area = 1439 sq ft / 133.6 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1734 sq ft / 161 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). © nitchecom 2025. Produced for Longsons. REF: 1298047



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>



## Theatre Street, Swaffham, PE37 7HF

CHAIN FREE! Stunning, very well presented, detached three bedroom bungalow situated within easy reach of Swaffham town centre. The property boasts modern fitted kitchen with integrated appliances, en suite shower room to master bedroom, garage, gardens, log burning stove and EV charging point.

**Price £450,000 Freehold**

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Situated within a stones throw of Swaffham town centre in a non estate position, Longsons are delighted to bring to the market this stunning, well presented, detached three bedroom bungalow. The property has much to offer and includes modern fitted kitchen with integrated appliances, en suite shower room to master bedroom, modern bathroom suite, garage, gardens, parking, log burning stove, EV charging point, two reception rooms, UPVC double glazing and gas central heating.

Offered for sale CHAIN FREE!

**SWAFFHAM**  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, 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 and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

#### **Entrance Hall**

Composite entrance door, two UPVC double glazed windows to side, radiator, built in cupboard with double doors, tiles to floor, access to loft.

#### **Sitting Room**

**15'10" (4.83m) x 12'0" (3.66m)**

Double glazed window to side, radiator, inset log burning stove, opening through to dining/garden room.

#### **Dining/ Garden Room**

**12'5" (3.78m) x 12'2" (3.71m)**

UPVC double glazed windows to both sides and rear, UPVC double glazed French doors opening to garden, tiles to floor, radiator.

#### **Kitchen/ Breakfast Room**

**21'3" (6.48m) Max x 10'9" (3.28m)**

Modern fitted kitchen units to wall and floor, Quartz worksurface over, stainless steel sink unit with mixer tap, integrated Hoover electric oven, integrated Hoover microwave combination oven, integrated induction hob with glass splashback and extractor hood over, integrated AEG dishwasher, integrated fridge,

kickboard lighting, tiles to floor, two UPVC double glazed windows to front, UPVC double glazed door opening to front.

#### **Utility Room**

**15'5" (4.7m) x 5'4" (1.63m)**

Walk in pantry cupboard, fitted kitchen units to wall and floor, worksurface over, tiles to floor, radiator, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge, door to garage, UPVC double glazed entrance door opening to rear garden, ceiling lantern.

#### **Bedroom One**

**15'9" (4.8m) Max x 13'0" (3.96m)**

Vaulted ceiling, bespoke fitted wardrobes, bedside tables, dressing area and drawers, radiator, UPVC double glazed window to side, Velux roof window, storage cupboard, door to en suite shower room.

#### **En Suite Shower Room**

Shower cubicle, wash basin and WC set within fitted cabinet, fully tiled walls, vanity mirror cupboard, obscure glass UPVC double glazed window to side,

extractor fan, built in cupboard, towel radiator.

#### **Bedroom Two**

**13'5" (4.09m) Max x 12'0" (3.66m)**

UPVC double glazed window to rear, radiator.

#### **Bedroom Three**

**12'0" (3.66m) x 10'3" (3.12m)**

Currently used as a study, UPVC double glazed window to rear, radiator, tiles to floor.

#### **Bathroom**

Bathroom suite comprising; Bath with shower over and shower screen, wash basin and WC both set within fitted cabinet, vanity mirror cupboard, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to side, extractor fan, built in cupboard, towel radiator.

#### **Garage**

**26'4" (8.03m) x 10'11" (3.33m)**

Larger than average garage, motorised up and over door to front, up and over

door to rear, power, lighting, door to utility room.

#### **Outside Front**

Front garden laid to brickweave providing off road parking for several vehicles, area laid to lawn, fence to either perimeter, outside light, outside tap, shrubs to borders, EV charging point.

#### **Rear Garden**

Fully enclosed rear garden laid to lawn, patio seating area, mature shrubs, wooden fence to perimeter.

#### **Agents Note**

EPC rating C-74 (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.

- Stunning, Detached Bungalow

- Three Bedrooms

- Modern Kitchen/Breakfast Room

- Energy Efficiency Rating TBC

- En Suite to Master Bedroom

- Dining/ Garden Room

- Garage, Gardens & Parking

- Close to Town Location

- No Onward Chain!

- EV Charging Point

