



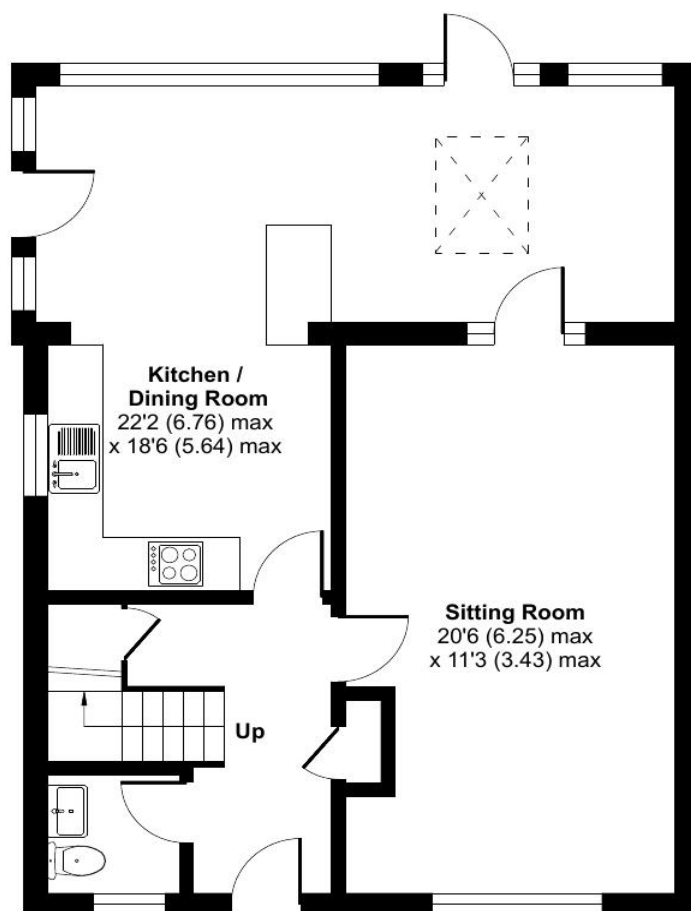
## Buckenham Close, Swaffham, PE37

Approximate Area = 1123 sq ft / 104.3 sq m

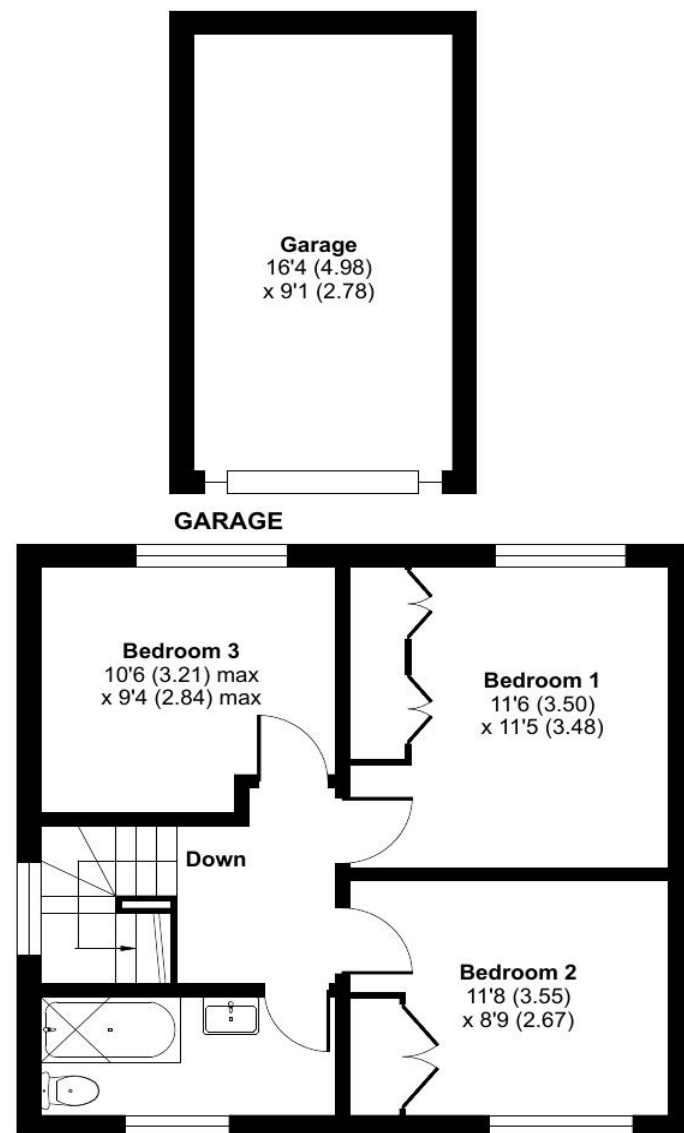
Garage = 149 sq ft / 13.8 sq m

Total = 1272 sq ft / 118.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



### Buckenham Close, Swaffham, PE37 7SS

Spacious three bedroom detached house situated on a popular development on the outskirts of Swaffham. The property offers kitchen/dining/family room, cloakroom with WC, three double bedrooms, garage, gardens, parking, gas central heating and UPVC double glazing.

**Offers Over £280,000 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: 1298297



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**Bedroom Three**  
**10'6" (3.2m) Max x 9'4" (2.84m)**  
**Max**

UPVC double glazed window to front, built-in storage cupboard, built-in cupboard housing hot water cylinder, radiator.

**Bathroom**

Bathroom suite comprising: bath with shower over and shower screen, wash basin, WC, radiator, obscure glass UPVC double glazed window to front, part tiled walls.

**Garage**  
**16'4" (4.98m) x 9'1" (2.77m)**

Main up and over door to front, power.

**Outside Front**

Front garden laid to lawn, shingle area providing off road parking and access to garage, path to front door, shrubs to beds and borders, gated access to rear.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, wooden

garden shed, shrubs and hedging to borders, fence to perimeter, gated access to front.

**Agents Note**

EPC rating C71 (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.

- Spacious, Detached House
- Three Bedrooms
- Kitchen/Dining/Family Room
- Energy Efficiency Rating C71
- Cloakroom with WC
- Garage, Gardens & Parking
- Gas Central Heating
- Popular Location!

Situated within a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this spacious, detached three bedroom house. The property offers kitchen/dining/family room, cloakroom with WC, three double bedrooms, garage, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, sitting room, kitchen/dining/family room, cloakroom with WC, three bedrooms, bathroom, gardens, garage, 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**

UPVC double glazed entrance door to front, radiator, built in under stairs storage cupboard, built in cupboard, stairs to first floor.

**Sitting Room**  
**20'6" (6.25m) x 11'3" (3.43m)**

Feature fireplace, UPVC double glazed window to front, wooden glazed door opening to dining room with full height windows either side, three radiators.

**Kitchen/Dining/Family Room**  
**22'2" (6.76m) Max x 18'6" (5.64m)**  
**Max**

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer,

integrated electric oven, integrated gas hob with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tall upright fridge/freezer, breakfast bar, UPVC double glazed windows to sides and rear, UPVC double glazed entrance door opening to side, UPVC double glazed French doors opening to rear, tiled splashback, tiles to floor, two radiators.

**Cloakroom**

Wash basin & WC set within fitted cabinet, radiator, obscure glass window to front.

**Stairs & Landing**

Window to side, loft access.

**Bedroom One**  
**11'6" (3.51m) x 11'5" (3.48m)**

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

**Bedroom Two**  
**11'8" (3.56m) x 8'9" (2.67m)**

UPVC double glazed window to rear, radiator.

