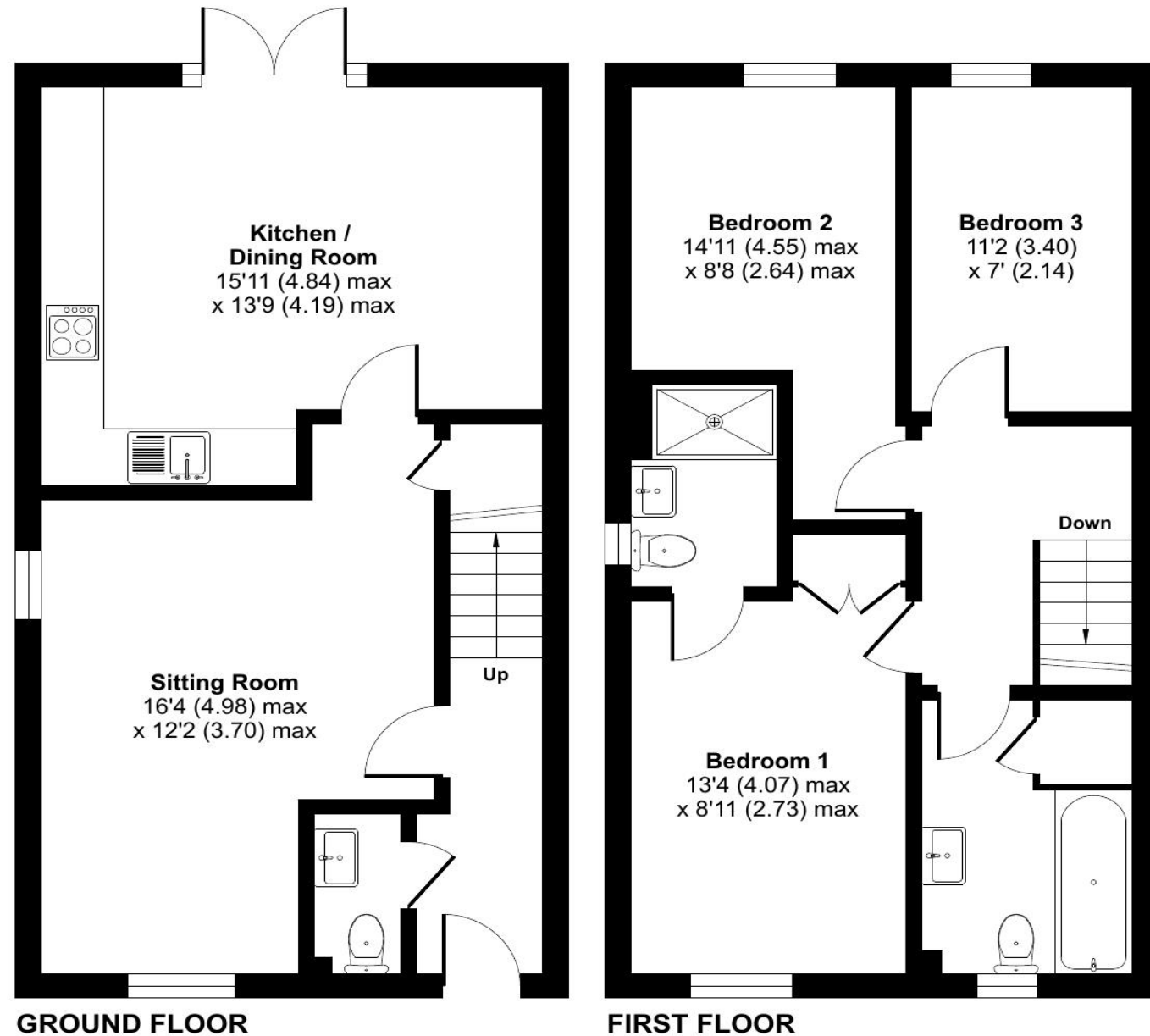


Flora Road, Swaffham, PE37

Approximate Area = 972 sq ft / 90.3 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). © nñchecom 2025. Produced for Longsons. REF: 1369609



Flora Road, Swaffham, PE37 8PF

Very well presented, end-terrace three bedroom house situated on the Ceres Rise development. The property has much to offer including the remainder of the NHBC warranty, en-suite to bedroom one, two allocated parking spaces, gas central heating and UPVC double glazing!

Guide Price £260,000 - £270,000 Freehold

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

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En-suite Shower Room

Shower cubicle, wash basin, WC, tiled splashback, radiator, extractor fan.

Bedroom Two

14'11" (4.55m) Max x 8'8" (2.64m) Max

UPVC double glazed window to rear, radiator.

Bedroom Three

11'2" (3.4m) x 7'0" (2.13m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising; bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front, radiator, extractor fan, built-in cupboard.

Outside Front

Front garden laid to shrubs, path to front door, outside light, allocated parking spaces for two vehicles, gated access to rear.

Rear Garden

Rear garden laid to lawn, paved patio area, fence to perimeter, gated access to front.

Agents Note

EPC rating B84 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

Agents Note 2

There is a maintenance charge for the upkeep of communal garden areas of approx £150pa. Further details can be obtained through conveyancer at the time of purchase.

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.

- Very Well Presented End-Terrace House
- Three Bedrooms
- Modern Kitchen/Dining Room
- Energy Efficiency Rating B84
- Two Allocated Parking Spaces
- En-Suite to Bedroom One
- Gas Central Heating and UPVC Double Glazing
- NHBC Warranty Remaining!

Situated on the Ceres Rise development built by Barratt Homes, Longsons are delighted to bring to the market this very well presented, end-terrace three bedroom house. The property has much to offer including the remainder of the NHBC warranty, en-suite to bedroom one, two allocated parking spaces, gas central heating and UPVC double glazing!

Viewing highly advised!

Briefly, the property offers entrance hall, sitting room, kitchen/dining room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, two allocated parking spaces, garden, 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, stairs to first floor.

Sitting Room

16'4" (4.98m) Max x 12'2" (3.71m) Max

UPVC double glazed window to front, radiator, built in cupboard.

Kitchen/Dining Room

15'11" (4.85m) Max x 13'9" (4.19m) Max

Modern fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated gas hob with extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, UPVC double glazed French doors opening to rear garden with UPVC double glazed windows to either side, radiator.

Cloakroom

Wash basin, WC, tiled splashback, radiator, extractor fan.

Stairs & Landing

Loft access.

Bedroom One

13'4" (4.06m) Max x 8'11" (2.72m) Max

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

