



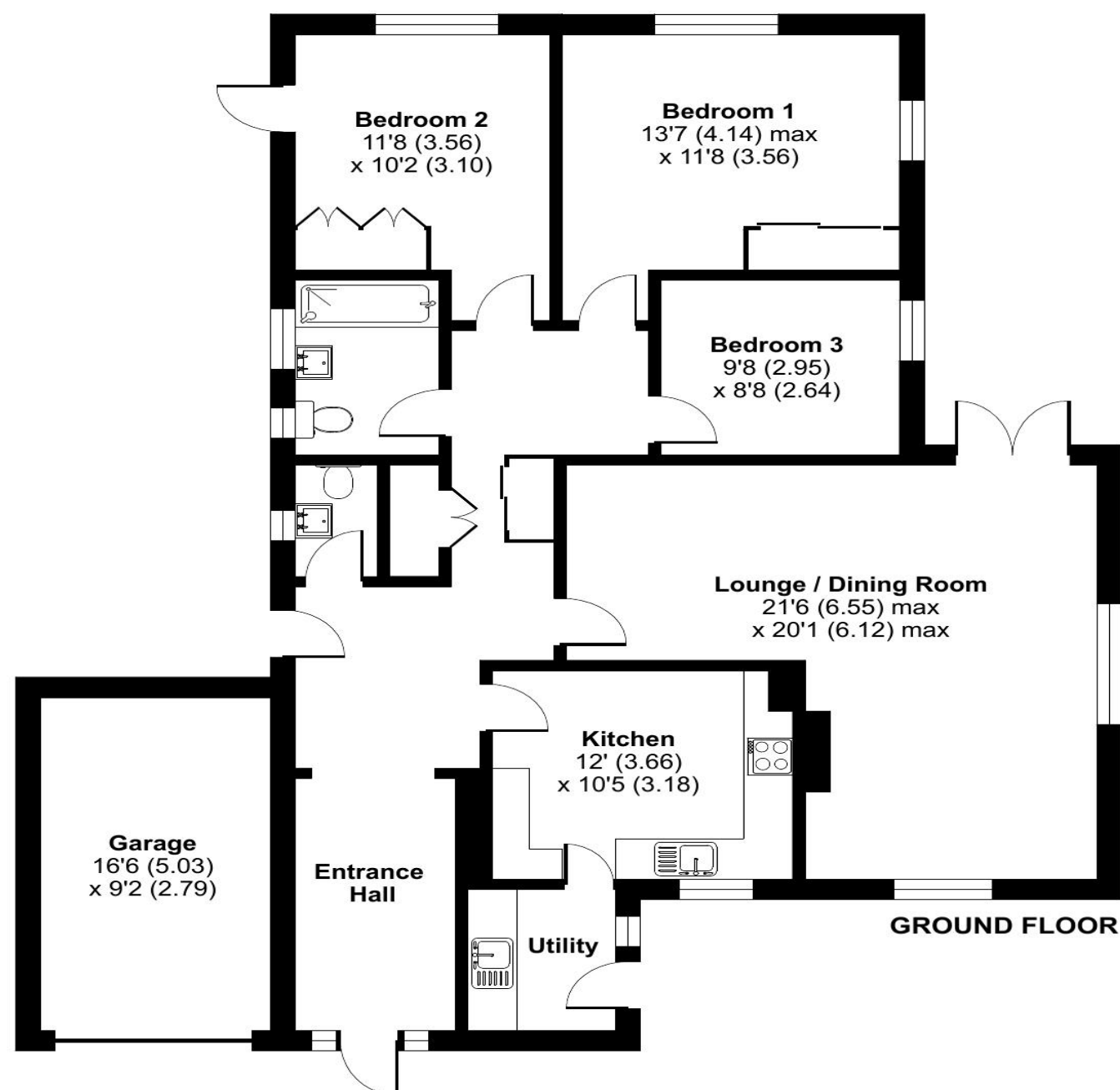
## White Cross Road, Swaffham, PE37

Approximate Area = 1286 sq ft / 119.4 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1440 sq ft / 133.7 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 2024. Produced for Longsons. REF: 1375386



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>



### The Lavenders, 11a Whitecross Road, Swaffham, PE37 7QY

Very well presented, spacious, detached three bedroom bungalow, conveniently situated within easy reach of Swaffham town centre. This fantastic property boasts garage, gardens, utility room, kitchen/breakfast room, gas central heating and UPVC double glazing.

**Offers in region of £375,000 Freehold**

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Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this very well presented, spacious detached, three bedroom bungalow. The property boasts garage, gardens, kitchen/breakfast room, utility room, parking, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility room, cloakroom with WC, three bedroom, bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

**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

Door to front, entrance door opening to rear garden, built in storage cupboards, loft access, radiator.

#### Lounge/ Dining Room 21'6" (6.55m) Max x 20'1" (6.12m) Max

UPVC double glazed windows to front and side, feature fireplace with integrated electric fire, radiator.

#### Kitchen

##### 12'0" (3.66m) x 10'5" (3.18m)

Fitted kitchen units to wall and floor, worksurface over, composite sink unit with double drainer and mixer tap, integrated Neff electric oven with Neff ceramic hob and extractor hood over, space for dishwasher, UPVC double glazed window to rear, tiled splashback, radiator.

#### Utility Room

Fitted kitchen units to wall and floor, stainless steel sink unit, space for tall upright fridge/freezer, space and plumbing for washing machine, UPVC double glazed entrance door opening to rear garden, tiles to floor, tiled splashback.

#### Bedroom One

##### 13'7" (4.14m) Max x 11'8" (3.56m)

UPVC double glazed windows to rear and side, radiator.

#### Bedroom Two

##### 11'8" (3.56m) x 10'2" (3.1m)

UPVC double glazed entrance door opening to side, UPVC double glazed window to rear, radiator.

#### Bedroom Three

##### 9'8" (2.95m) x 8'8" (2.64m)

UPVC double glazed window to side, radiator.

#### Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side, radiator.

#### Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to side.

#### Garage

##### 16'6" (5.03m) x 9'2" (2.79m)

Main up and over door to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear.

#### Outside Front

Front garden laid to lawn, paved patio seating area, driveway providing off road parking, outside light, access to rear garden, wooden fence and hedge to perimeter.

#### Rear Garden

Rear garden laid to lawn, established shrubs and plants to borders, wooden fence to perimeter, access to front.

#### Agents Note

EPC rating C72(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 & Utility Room
- Energy Efficiency Rating C72
- Cloakroom with WC
- Garage & Parking
- Front & Rear Gardens
- Gas Central Heating

