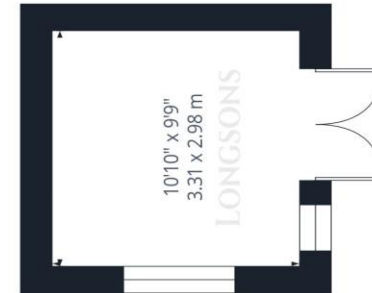


Floor 0 Building 1



Floor 0 Building 2



## Filby Road, Swaffham, PE37 7SA

CHAIN FREE! Semi-detached two bedroom bungalow with converted garage situated in a popular development on the outskirts of Swaffham, Norfolk. The property offers conservatory, EV charging point, parking, gardens, gas central heating and UPVC double glazing.

**Price £230,000 Freehold**





**Shower Room**  
7'3" (2.21m) x 5'6" (1.68m)

Large walk-in shower cubicle with rainfall shower head over and separate hand shower attachment, hand washbasin set within fitted cabinet, WC, extractor fan, obscure glass UPVC double glazed window to side, towel radiator.

**Kitchen Area (Converted Garage)**  
15'2" (4.62m) x 7'9" (2.36m)

Fitted kitchen units with stainless steel sink unit, UPVC double glazed sliding patio doors opening to rear garden, wall mounted electric radiator.

**Living Area (Converted Garage)**  
12'11" (3.94m) x 11'2" (3.4m)

**Shower Room (Converted Garage)**  
8'0" (2.44m) x 4'3" (1.3m)

Double shower cubicle, hand washbasin, WC, extractor fan,

**Front Garden**

Laid to lawn, driveway providing off-road parking, double iron gates providing further secure off-road parking, electric EV car charger point.

**Rear Garden**

Enclosed rear garden laid to lawn, wooden workshop, seating area laid to wooden decking, small wooden garden shed, wooden fence to perimeter.

**Agent's Notes**

EPC rating D (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.

- Two bedrooms
- Conservatory
- Outskirts of town location
- Energy Efficiency Rating D67
- Gardens and parking
- Gas central heating and double glazing
- EV charging point

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this semi-detached two bedroom bungalow. The property offers conservatory, converted garage, EV charging point, parking, gardens, central heating and UPVC double glazing.

Offered for sale - Chain Free!

Briefly, the property offers kitchen/breakfast room, lounge, conservatory, two bedrooms, shower room, converted garage, parking, gardens, gas central heating and 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 as 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.

**Kitchen/Breakfast Room**  
18'7" (5.66m) x 7'9" (2.36m)

Fitted kitchen units to wall and floor, work surface over, one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, water softener, space for under counter fridge/freezer, UPVC double glazed entrance door opening to side, walk in UPVC double glazed bay window to front, UPVC double glazed window to side, radiator.

**Lounge**  
16'9" (5.11m) x 13'1" (3.99m)

UPVC double glazed window to front, radiator.

**Inner Hall**

Built-in storage cupboard, loft access.

**Bedroom One**  
12'3" (3.73m) x 10'1" (3.07m)

Wardrobe space to recesses, sliding double glazed patio door to conservatory, towel radiator.

**Bedroom Two**  
10'8" (3.25m) x 9'0" (2.74m)

Sliding patio door to conservatory, radiator.

**Conservatory**  
23'9" (7.24m) x 11'3" (3.43m)

Double glazed sliding patio doors opening to rear garden, space and plumbing for washing machine, UPVC double glazed entrance door opening to side.

