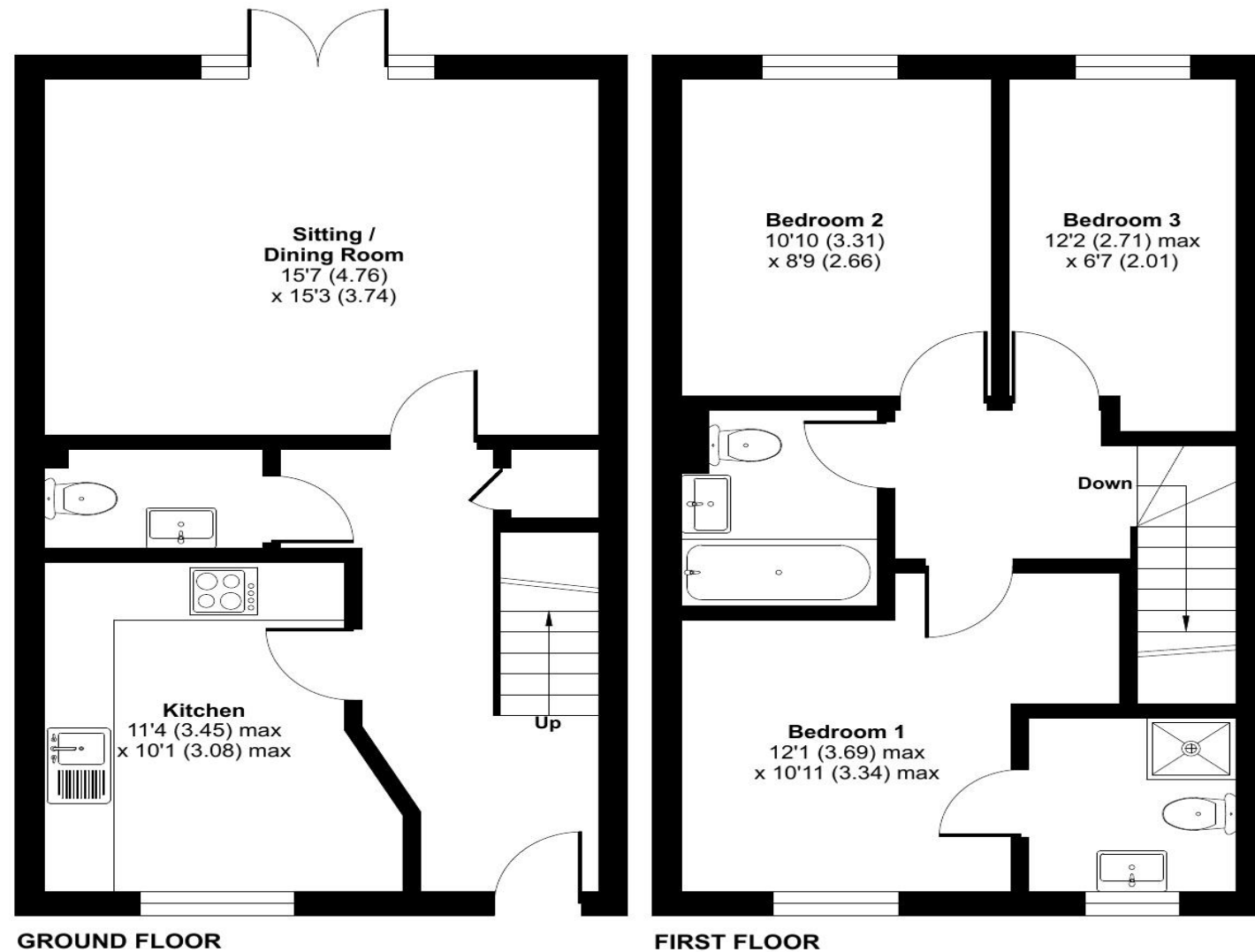


## Redland Road, Swaffham, PE37

Approximate Area = 874 sq ft / 81.1 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). © ntechcom 2025. Produced for Longsons. REF: 1355778



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>



### 18 Redland Road, Swaffham, PE37 8GS

**CHAIN FREE!**

Modern semi-detached three bedroom house situated on a popular development just on the outskirts of Swaffham. The property offers en-suite shower room, gardens, parking, cloakroom with WC, UPVC double glazing and gas central heating. Viewing highly recommended!

**Offers Over £210,000 Freehold**

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>





**Bedroom Two**  
**10'10" (3.3m) x 8'9" (2.67m)**  
UPVC double glazed window to rear, radiator.

**Bedroom Three**  
**12'2" (3.71m) Max x 6'7" (2.01m)**  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Suite comprising bath, wash basin, WC, tiled splashback, radiator, extractor fan

**Outside Front**  
Low maintenance front garden laid to shingle, outside lights, path to front door, gated access to rear garden.

**Rear Garden**  
Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, gated access to rear parking area with two allocated parking spaces.

**Agent's notes**  
EPC rating C80 (Full copy available on request)  
Council tax band C (Own enquiries should be made via Breckland District Council)

- Semi-Detached Three Bedroom House
- Kitchen/Breakfast Room
- Bathroom, En-Suite and Cloakroom
- Energy Efficiency Rating C80
- Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain!

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.

Situated on a popular development just on the outskirts of Swaffham, Longsons are delighted to bring to the market this modern semi-detached three bedroom house. The property offers en-suite shower room, cloakroom with WC, gardens, parking, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, cloak room with WC, three bedrooms, en-suite shower room, two bedrooms, bathroom, gardens, parking, 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**  
Composite entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

**Lounge**  
**15'7" (4.75m) x 15'3" (4.65m)**  
UPVC double glazed French doors opening to rear garden, radiator.

**Kitchen/Breakfast Room**  
**11'4" (3.45m) Max x 10'1" (3.07m) Max**  
Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and a drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine and dishwasher, space for tall fridge/freezer, UPVC double glazed window to front, radiator.

**Cloakroom**  
Hand wash basin, WC, extractor fan.

**Stairs and Landing**  
Loft access, radiator.

**Bedroom One**  
**12'1" (3.68m) Max x 10'11" (3.33m) Max**  
UPVC double glazed window to front, radiator, door to en-suite shower room.

**En-Suite Shower Room**  
Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to front.

