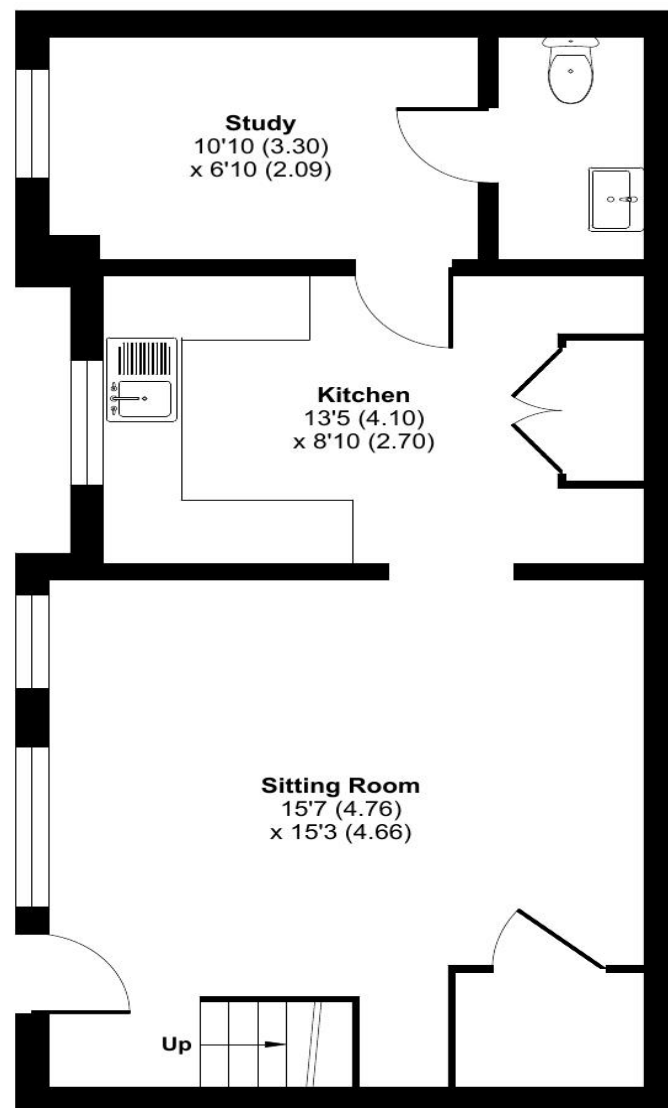




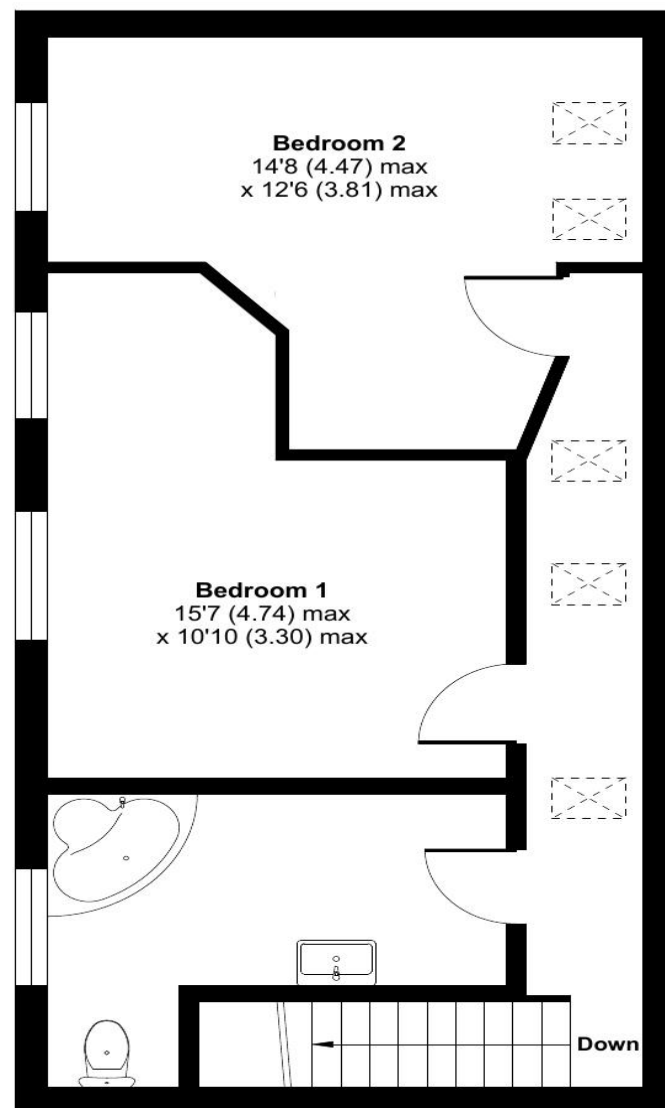
Lynn Street, Swaffham, PE37

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1303956



Lynn Mews, Lynn Street, Swaffham, PE37 7AN

Two/Three bedroom detached barn conversion, situated with easy reach of Swaffham town centre. The property offers open plan living, study/third bedroom, two further bedrooms to the first floor, two garages with motorised doors, two parking spaces, double glazing, GCH and gardens with summer house.

Offers in Excess of £250,000 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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Bathroom

Corner bath with shower attachment over, WC, hand wash basin, tiled splashback, extractor fan, radiator.

Rear Garden

Garden mainly laid to lawn, timber summer house, plants and shrubs to beds and borders, fruit trees, brick wall to perimeter.

Courtyard

Parking for two vehicles, two en-bloc garages.

Garage One

Electric motorised door to front, power and lights.

Garage Two

Electric motorised door to front, power and lights.

Agent's Notes 1

EPC rating C74 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

A right of way exists over Lynn Mews for access; there are no regular maintenance charges, however, there is a shared responsibility for maintenance.

- Two/Three Bedroom Barn Conversion
- Open Plan Living
- Two Garages and Parking
- Energy Efficiency Rating C74
- Double Glazing and Gas Central Heating
- Gardens with Summer House

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 with easy reach of Swaffham town centre and all its amenities, Longsons are delighted to bring to the market this two/three bedroom detached barn conversion. The property offers open plan living, bedroom three and cloakroom to ground floor, two further bedrooms and bathroom to first floor, two garages, parking for two vehicles, garden, gas central heating and double glazing.

Briefly the property offers open plan kitchen/lounge/dining area, cloakroom, study/bedroom three, two further bedrooms, bathroom, gardens, parking, two garages, double glazing and gas central heating.

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.

Lounge/Dining Room Area 15'7" (4.75m) x 15'3" (4.65m)

Solid wood flooring, stairs leading to first floor with storage cupboard under house central heating boiler, radiator wooden double French doors opening to front, arch leading to kitchen/breakfast room.

Kitchen/Breakfast Room Area 13'5" (4.09m) x 8'10" (2.69m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated oven, and hob

with extractor fan over, space and plumbing for washing machine, space for under-counter fridge or freezer, wine rack, ceiling spotlights, solid wood flooring, double glazed window to front.

Study/Bedroom Three 10'10" (3.3m) x 6'10" (2.08m)

Double glazed window to front, solid wood flooring, radiator.

Cloakroom

Hand wash basin, WC, tiled splashback, extractor fan, radiator.

Stairs and Landing

Gallery landing with ceiling spotlights, four Velux windows, radiator.

Bedroom One 15'7" (4.75m) Max x 10'10" (3.3m) Max

Double glazed window to front, two Velux windows, radiator.

Bedroom Two 14'8" (4.47m) Max x 12'6" (3.81m) Max

Two double glazed window to front, radiator.

