

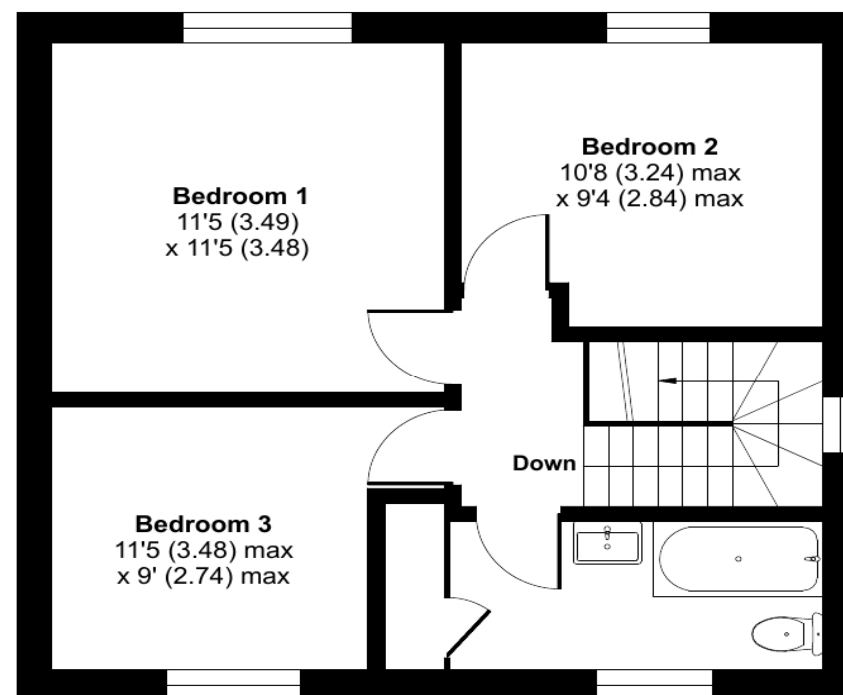
Filby Road, Swaffham, PE37

Approximate Area = 920 sq ft / 85.4 sq m

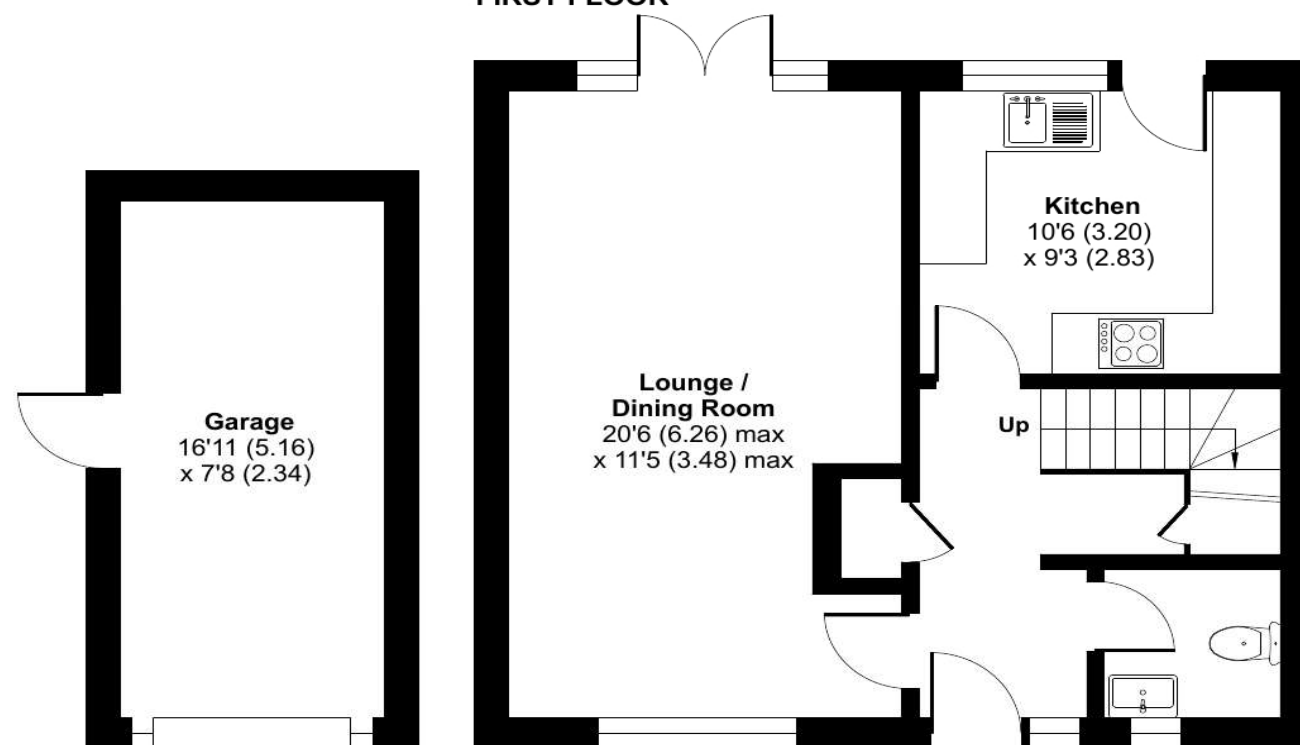
Garage = 130 sq ft / 12 sq m

Total = 1050 sq ft / 97.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1452284



18 Filby Road, Swaffham, PE37 7SA

Detached three bedroom house situated on a popular development on the outskirts of Swaffham. The property has plenty to offer including lounge/dining room, cloak room with WC, gardens, garage, parking and UPVC double glazing and gas central heating.

Viewing recommended!

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

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Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this detached three bedroom house. The property offers lounge/dining room, cloakroom, established enclosed garden, garage, parking, UPVC double glazing and gas central heating.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloak room with WC, three bedrooms, bathroom, garage, gardens, parking, UPVC 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.

Entrance Hall

UPVC double glazed door to side with full length glazed panel, under stair cupboard, stairs to first floor.

Kitchen

10'6" (3.2m) x 9'3" (2.82m)

Range of fitted kitchen units to walls and floor, solid wood work surfaces over, inset stainless steel sink unit with mixer tap and drainer, tiled splashbacks,, Bosch stainless steel single oven with gas hob and stainless steel extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer, UPVC double glazed

window to rear, UPVC double glazed door opening to rear garden.

Lounge/Dining Room

20'6" (6.25m) x 11'5" (3.48m)

Feature fireplace with inset gas fire, UPVC double glazed window to front, UPVC double glazed French doors leading to rear garden, three radiators.

Cloakroom

Hand wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front.

Stairs and Landing

Loft access, UPVC double glazed window to side.

Bedroom One

11'5" (3.48m) x 11'5" (3.48m)

UPVC double glazed window to rear, radiator.

Bedroom Two

10'8" (3.25m) Max x 9'4" (2.84m)

Max

UPVC double glazed window to rear, radiator.

Bedroom Three

11'5" (3.48m) Max x 9'0" (2.74m)

Max

UPVC double glazed window to front, radiator.

Bathroom

Bath with shower over and curtain rail, hand wash basin set within a fitted cabinet, WC, fully tiled walls, tiled floor, storage cupboard, obscure glass UPVC double glazed window to side, chrome towel radiator.

Garage

16'11" (5.16m) x 7'8" (2.34m)

Driveway providing parking for one vehicle leading to garage with up and over door to front, electric power and lights, door leading to rear garden.

Rear Garden

Well-maintained rear garden laid to lawn with shaped edges with mature shrubs and trees to beds and borders, pathway leading to gated rear access, circular paved seating area to one side, further paved patio area to the side, outside tap, brick walling and mature

hedging to perimeter providing a good levels of privacy.

Outside Front

Mainly laid to lawn with path to covered front door, shrubs to borders, wooden chain-link fence to perimeter.

Agent's Note

EPC rating D68 (Full copy available on request)

Council tax band C (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 Three Bedroom House

- Popular Development Location

- Garage, Parking and Established Gardens

- Energy Efficiency Rating D68

- Cloakroom and Family Bathroom

- Gas Central Heating and UPVC Double Glazing

