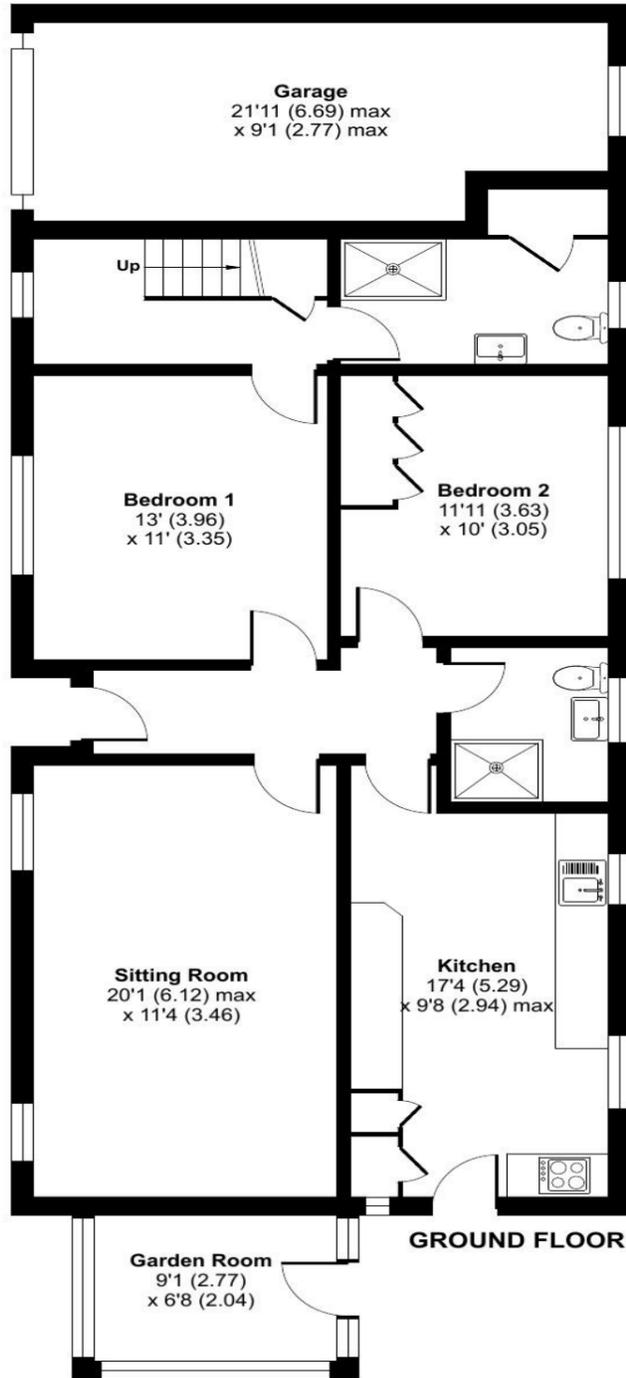
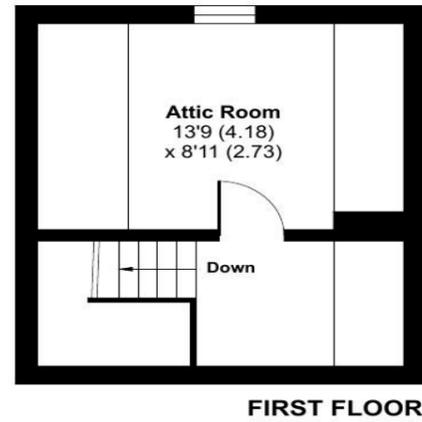


Northfield Road, Swaffham, PE37

Approximate Area = 1083 sq ft / 100.6 sq m
Limited Use Area(s) = 73 sq ft / 6.7 sq m
Garage = 183 sq ft / 17 sq m
Garden Room = 61 sq ft / 5.6 sq m
Total = 1400 sq ft / 130 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Longsons. REF: 1330176



Northfield Road, Swaffham, PE37 7JB

Spacious, well presented detached two bedroom bungalow conveniently situated within easy reach of local amenities in Swaffham. The property has much to offer and includes two shower rooms, garage, gardens, parking for several vehicles, modern gas central heating and UPVC double glazing.

Price £270,000 Freehold



Bedroom Two
11'11" (3.63m) x 10'0" (3.05m)
 UPVC double glazed window to rear, radiator.

Shower Room
 Shower cubicle, wash basin, WC, fully tiled walls, radiator, obscure glass UPVC double glazed window to rear, extractor fan.

Garage
21'11" (6.68m) x 9'1" (2.77m) Max
 Remote control, motorised main roller door to front, UPVC double glazed window to rear, modern wall mounted gas central heating boiler, electric power and lights.

Outside Front
 Front garden laid to lawn, driveway providing off-road parking for several vehicles, outside lights, external power sockets, wooden fence and hedge to perimeter.

Rear and Side Gardens
 Laid to lawn, covered seating area, wooden garden shed, shrubs and plants to borders, outside tap, outside lights, wooden fence to perimeter, gated access to front.

Agent's Note
 EPC rating D64 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)
 Some images have been enhanced by the use of AI photo staging and are for representative purposes only. This property is currently unfurnished.

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 Two Bedroom Bungalow
- Convenient Town Location
- Garage, Gardens and Ample Parking
- Energy Efficiency Rating D64
- Two Shower Rooms
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

Conveniently situated within easy reach of local amenities, Longsons are delighted to bring to the market this spacious, well presented, detached two bedroom bungalow in the popular town of Swaffham. The property has much to offer and includes two shower rooms, converted loft space ideal for storage, garage, parking for several vehicles, gardens, gas central heating and UPVC double glazing.

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 entrance door to front, loft access, radiator.

Sitting Room
20'1" (6.12m) Max x 11'4" (3.45m)
 Two UPVC double glazed windows to front, two radiators.

Kitchen
17'4" (5.28m) x 9'8" (2.95m) Max
 Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine and slimline dishwasher, space for tumble dryer, space for large Range style cooker with extractor hood over, built-in pantry, built-in cupboard housing hot water cylinder, tiled splashback, UPVC

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

Conservatory (only accessible from the outside)
9'1" (2.77m) x 6'8" (2.03m)
 Modern UPVC double glazed conservatory, electric power.

Bedroom One
13'0" (3.96m) x 11'0" (3.35m)
 UPVC double glazed window to front, radiator, door to side room providing access to shower room and attic room.

Side Hall
 Stairs to attic room, UPVC double glazed window to front.

Shower Room
 Double shower cubicle, wash basin, WC, bidet, towel radiator, built-in storage cupboard, fully tiled walls, extractor fan.

Attic Room
13'9" (4.19m) x 8'11" (2.72m)
 Low ceiling height with sloped apex ceilings ideal for storage.

