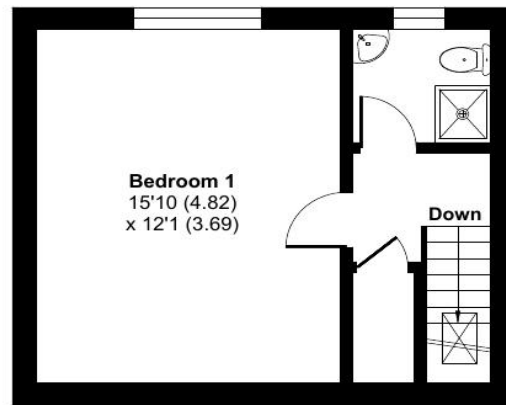
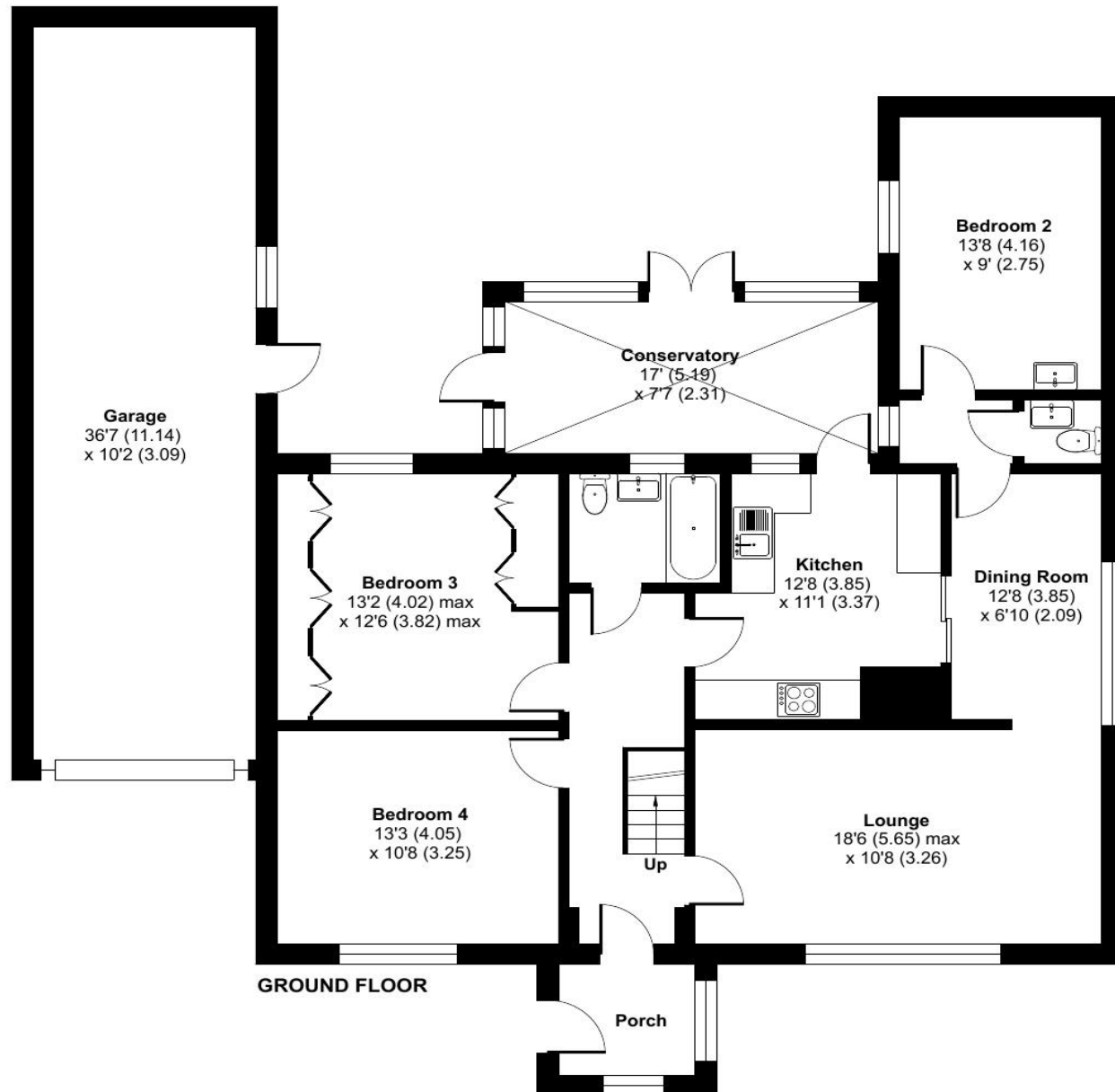


# Southlands, Swaffham, PE37

Approximate Area = 1535 sq ft / 142.6 sq m  
Garage = 371 sq ft / 34.4 sq m  
Total = 1906 sq ft / 177 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: 1451399



## Southlands, Swaffham, PE37 7PE

Well presented, spacious detached four bedroom bungalow situated on the popular Southlands development. This superb property offers conservatory, larger than normal (36'7") garage, well maintained gardens, UPVC double glazing and gas central heating.

**Price £380,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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**Bedroom Three**  
**13'2" (4.01m) x 12'6" (3.81m)**

Range of fitted wardrobes and cupboards, UPVC double glazed window to rear, radiator.

**Bedroom Four**  
**13'3" (4.04m) x 10'8" (3.25m)**

UPVC double glazed window to front, radiator.

**Ground Floor Bathroom**

Bath with shower attachments and curtain, hand wash basin fitted within cabinet, concealed cistern WC, obscure glass UPVC double glazed window to rear.

**Stairs and Landing**

**Bedroom One**  
**15'10" (4.83m) x 12'1" (3.68m)**

UPVC double glazed window to rear, radiator.

**Shower Room**

Shower cubicle, corner hand wash basin, WC, obscure glass UPVC double glazed window to rear.

**Outside Front**

Brickweave driveway leading to garage and front door providing ample off-road parking, area laid to lawn with plants

and shrubs to borders, walled perimeter, gated access to rear garden.

**Garage**  
**36'7" (11.15m) x 10'2" (3.1m)**

Larger than normal garage with up and over door to front, door leading to rear garden, UPVC double glazed window to side, electric power and lights.

**Rear Garden**

Two paved seating areas, area laid to lawn surrounded by paving, plants and shrubs to beds and borders, greenhouse, wooden shed, wooden fence to perimeter, gated access to front.

**Agent's Note**

EPC rating C71 (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.

- Four Bedroom Detached Bungalow
- Gardens and Off-Road Parking
- 36 foot Garage
- Energy Efficiency Rating C71
- Conservatory
- Gas Central Heating and UPVC Double Glazing

Situated on the sought after popular Southlands development, Longsons are delighted to bring to the market this extremely well presented, spacious, detached four bedroom bungalow. This fantastic property offers larger than normal garage, well presented gardens, ample parking, conservatory, gas central heating and UPVC double glazing. Viewing highly recommended!

Briefly the property offers entrance porch, entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom to the ground floor, bedroom and shower room to first floor, larger than normal garage (36'7"), 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 Porch**

Built-in cupboard, UPVC double glazed door to side, UPVC double glazed window to front and side.

**Entrance Hall**

Entrance door to front, stairs to first floor, radiator.

**Lounge**

**18'6" (5.64m) x 10'8" (3.25m)**  
 Feature fireplace with inset gas fire, UPVC double glazed window to front, radiator.

**Dining Room**

**12'8" (3.86m) x 6'10" (2.08m)**

UPVC double glazed window to rear, radiator.

**Kitchen/Breakfast Room**

**12'8" (3.86m) x 11'1" (3.38m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, freestanding electric cooker with extractor hood over, space for under counter fridge, tiled splashback, UPVC double glazed window to rear, UPVC double glazed door opening to rear garden.

**Conservatory**

**17'0" (5.18m) x 7'7" (2.31m)**

UPVC conservatory with double French doors to rear and single French door to side, space and plumbing for washing machine, space for tumble dryer.

**Bedroom Two**

**13'8" (4.17m) x 9'0" (2.74m)**

Hand wash basin fitted within cabinet, UPVC double glazed window to side, radiator.

