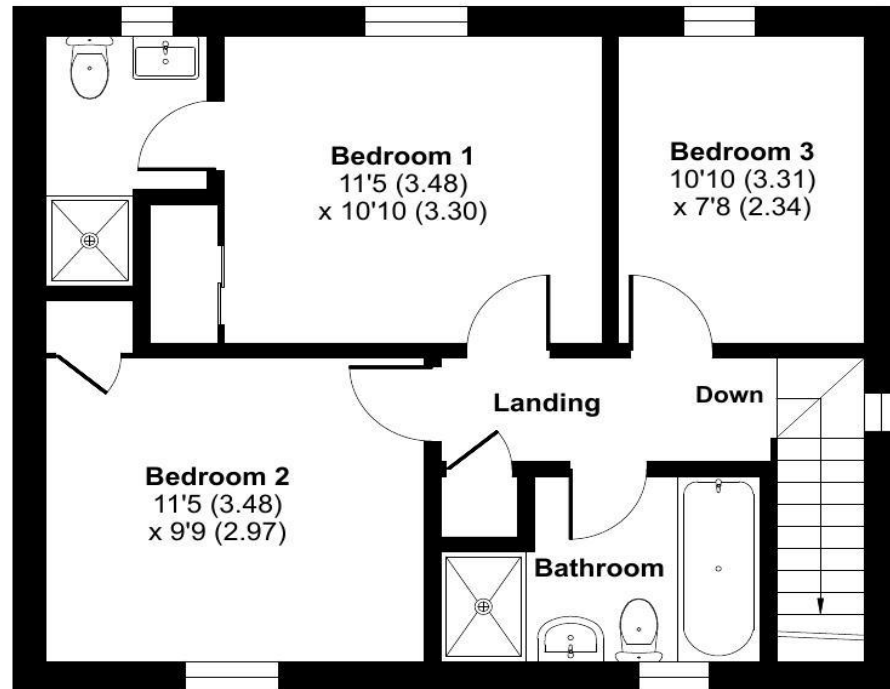
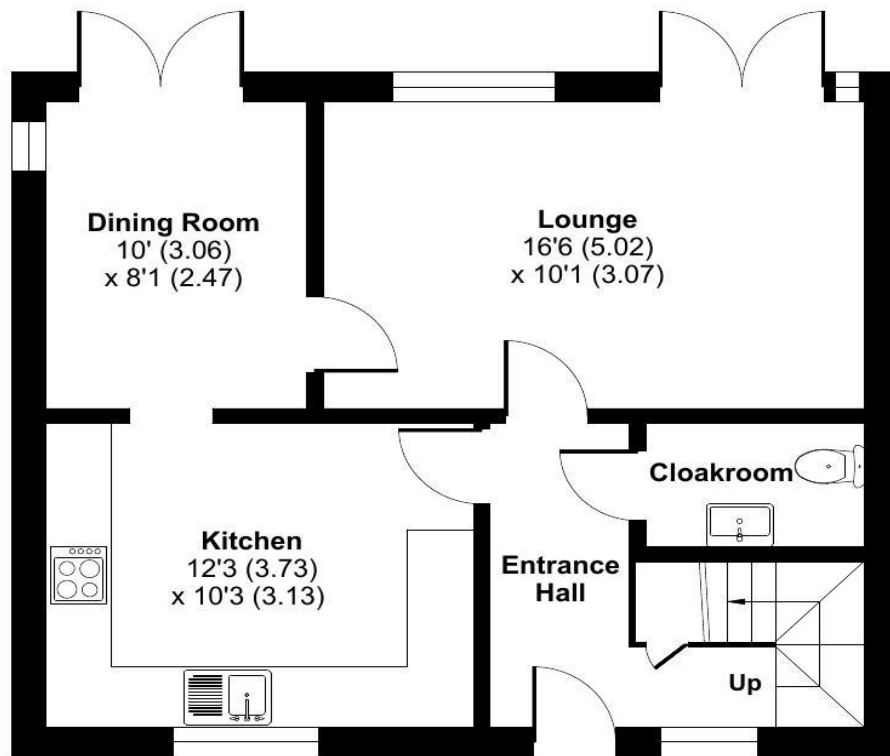


Sir Archdale Road, Swaffham, PE37

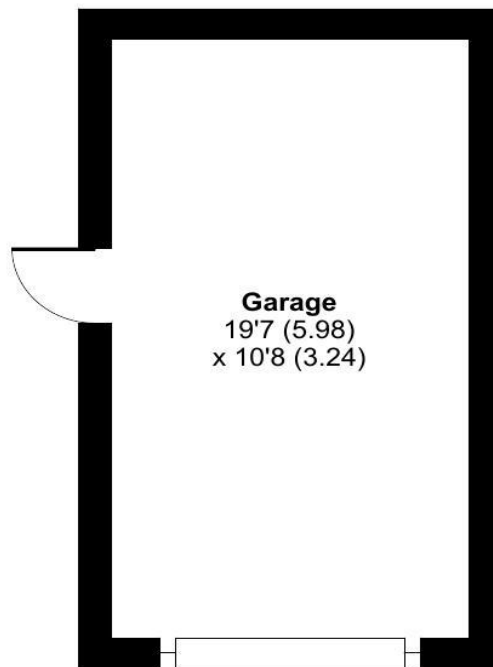
Approximate Area = 996 sq ft / 92.5 sq m
Garage = 209 sq ft / 19.4 sq m
Total = 1205 sq ft / 111.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Sir Archdale Road, Swaffham, PE37 7JF

A well-presented three bedroom detached house on a popular development within easy reach of Swaffham town centre. The property offers kitchen, dining room, lounge, bathroom, garage, off-road parking, enclosed rear garden, gas central heating and UPVC double glazing.

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1537731



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Built by the reputable Abel Homes and situated on a popular development within easy reach of the town centre of Swaffham, Longsons are delighted to present to the market this well-presented three bedroom detached family house. The property has lots to offer including kitchen, dining room, lounge, bathroom, garage, off-road parking, enclosed rear garden, gas central heating and UPVC double glazing.

Briefly the property offers kitchen, dining room, lounge, cloakroom, three bedrooms, bathroom, garage, off-road parking, enclosed rear garden, 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 as 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 front entrance door to front, large under stairs storage cupboard, , turning staircase leading to the first floor. radiator

Cloakroom

Contemporary styled white suite comprising low level close coupled WC with a push button flush, pedestal sink with chrome mixer tap and a ceramic tile splash-back, wood floor board effect floor coverings.

Kitchen

12'3" (3.73m) x 10'3" (3.12m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and

drainer, intergrated electric oven with gas hob and extractor hood over, intergrated dishwasher, intergrated fridge/freezer,

space and plumbing for washing machine, tiled splashback, radiator, UPVC double glazed window to front, radiator.

Dining Room

10'0" (3.05m) x 8'1" (2.46m)

UPVC window to the side aspect, UPVC French style doors opening onto the rear garden, radiator,

Lounge

16'6" (5.03m) x 10'1" (3.07m)

UPVC window to the rear aspect, UPVC French style doors opening onto the rear garden, radiator.

Landing

Airing cupboard housing hot water cylinder and shelving, UPVC window at top of stairs, loft hatch, radiator.

Bathroom

Modern bathroom site comprising; bath with shower head over and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to rear aspect, extractor fan.

Bedroom One

11'5" (3.48m) x 10'10" (3.3m)

UPVC window to the rear aspect, fitted wardrobes, radiator.

En-Suite Shower Room

Partially tiled walls, WC, sink unit, walk-in shower cubicle, heated towel radiator, obscure UPVC double glazed window to rear.

Bedroom Two

11'5" (3.48m) x 9'9" (2.97m)

UPVC window to front, fitted wardrobes, radiator.

Bedroom Three

10'10" (3.3m) x 7'8" (2.34m)

UPVC window to rear, radiator.

Front Garden

Access to garage, paved path and step to front door, gravelled driveway providing off-road parking, established plants and shrubs, outside light.

Rear Garden

Fencing to side and rear, laid to lawn with paved patio area, established shrubs and tree, entrance door to garage, cladding on garage wall, outside light, outside tap.

Garage

19'7" (5.97m) x 10'8" (3.25m)

Motorised roller door to front, personnel door leading to rear garden.

Agents Notes

EPC rating C79 (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.

- Well Presented Detached House

- Three Bedrooms

- Situated in Popular Market Town

- Energy Efficiency Rating D63

- Enclosed Rear Garden, Garage and Off-road Parking

- Gas Central Heating and UPVC Double Glazing

