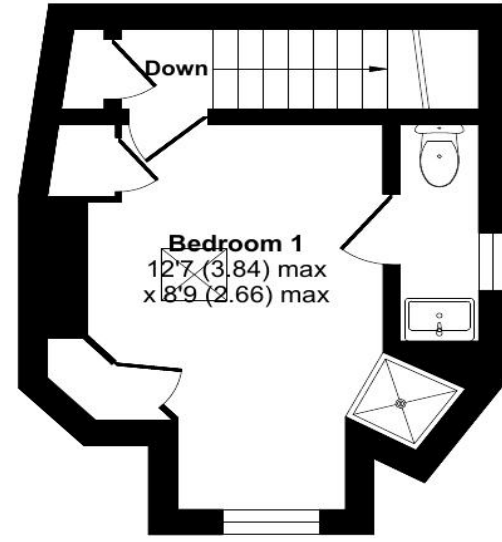


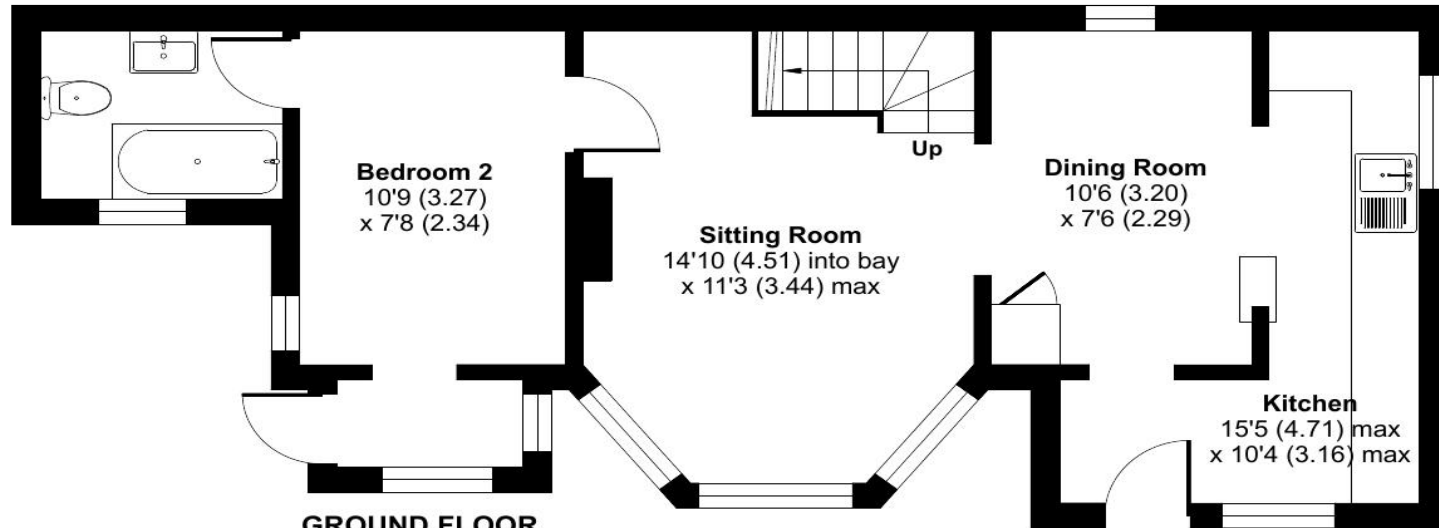
Shoemakers Lane, Swaffham, PE37

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Shoemakers Lane, Swaffham, PE37 7NS

CHAIN FREE!

Individual, detached character property simply full of charm and character throughout.

This quirky two bedroom property offers two reception rooms, two en-suites, secure off-road parking and gas central heating.

Viewing highly recommended to fully appreciate.

Price £175,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1355678



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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En-suite Bathroom

Bath, wash basin, WC, obscure glass window to front, radiator.

Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access.

Bedroom One

12'7" (3.84m) Max x 8'9" (2.67m) Max

Shower cubicle built into corner of room, built-in wardrobe, built-in storage cupboard, opening through to en-suite WC.

En-Suite WC

Wash basin, WC, built-in storage cupboard, obscure glass window to side, tiled splashback.

Outside

Laid to shingle and paving with parking for two cars, carport, wooden shed, paved patio seating area, wooden fence and trees to perimeter.

Agent's notes

EPC rating F35 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Two Bedroom Character Property
- Two Reception Rooms
- Two En-Suites
- Energy Efficiency Rating F35
- Gas Central Heating
- Viewing Highly Recommended!

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 within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this individual period property oozing character and charm throughout. The property offers secure off-road parking, two reception rooms, two en-suites and gas central heating.

Offered for sale CHAIN FREE!

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, kitchen area, dining room, sitting room, ground floor bedroom with en-suite bathroom, first floor bedroom with shower cubicle and en-suite WC, secure off-road parking 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

Entrance door to front.

Kitchen Area

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 dishwasher, space for electric cooker, space for fridge/freezer, window to front and side.

Dining Area

10'6" (3.2m) x 7'6" (2.29m)

Fitted cupboards and shelving, built-in storage cupboard, radiator.

Sitting Room

14'10" (4.52m) x 11'3" (3.43m)

Fireplace with inset gas fire and back boiler, stairs to first floor, bay window to front. archway leading to dining area.

Bedroom Two

10'9" (3.28m) x 7'8" (2.34m)

Door leading to garden, windows to front and sides, fitted shelving, radiator, door to en-suite bathroom.

