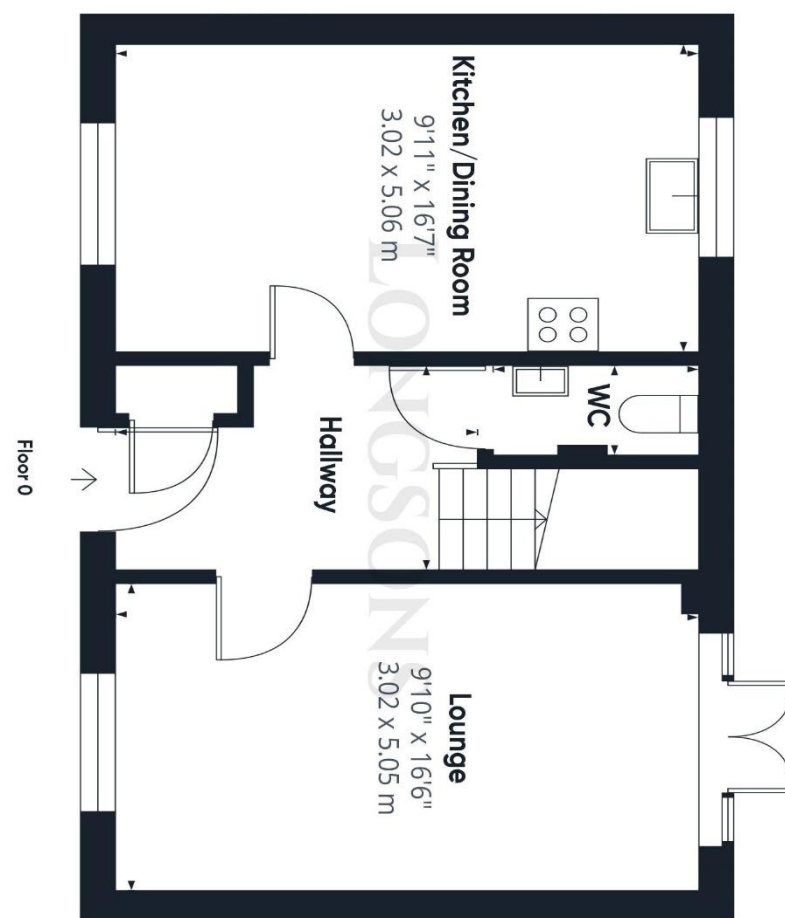
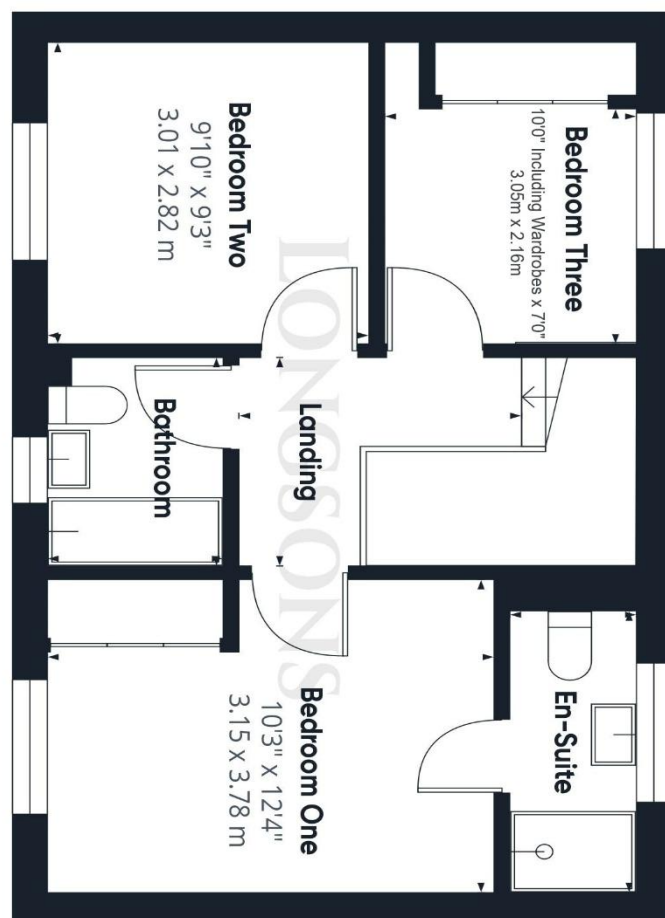




## Forest Grove, Swaffham, PE37 8GQ

Superb, modern, detached three bedroom house situated on the outskirts of Swaffham. This very well presented property boasts an en-suite shower room, cloakroom with WC, family bathroom, kitchen/dining room, gardens and off road parking for two/three vehicles. Viewing highly recommended!

**Price £250,000 Freehold**

Fitzroy House, 32 Market Place, Swaffham, Norfolk, PE37 7QH  
01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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Fitzroy House, 32 Market Place, Swaffham, Norfolk, PE37 7QH  
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Situated on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, modern, detached three bedroom house. This superb property boasts an en-suite shower room, cloakroom, family bathroom, kitchen/dining room, gardens and off-road parking for two/three vehicles.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, en suite shower room to bedroom one, family bathroom, enclosed rear garden, off-road parking for two/three vehicles, 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 Hall

UPVC double glazed composite door to front, storage cupboard, stairs to first floor, radiator.

#### Lounge

**16'6" (5.03m) x 9'10" (3m)**  
UPVC French doors opening to rear garden, UPVC double glazed window to front, radiator.

#### Kitchen/Dining Room

**16'7" (5.05m) x 9'11" (3.02m)**  
Range of fitted kitchen units to floor and walls, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, tiled splashback, range of integrated appliances including fridge/freezer, dishwasher, washing machine and electric oven with ceramic hob and extractor hood over, wall mounted gas boiler fitted within kitchen unit, dual aspect UPVC double glazed windows to front and rear, tiles to floor, radiator.

#### Cloakroom

Hand wash basin with tiled splashback, WC, radiator, extractor fan.

#### Stairs & Landing

Access to loft.

#### Bedroom One

**12'4" (3.76m) x 10'3" (3.12m)**  
Fitted wardrobes, UPVC double glazed window to front, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Double shower cubicle, hand wash basin, with tiled splashback, WC, tiles to floor, obscure glass UPVC double glazed window to rear, extractor fan, radiator.

#### Bedroom Two

**9'10" (3m) x 9'3" (2.82m)**

UPVC double glazed window to front, radiator.

#### Bedroom Three

**10'0" (3.05m) Including Wardrobes x 7'0" (2.13m)**

Built-in wardrobe, UPVC double glazed window to rear, radiator.

#### Bathroom

Bath, hand wash basin, tiled splashback, WC, extractor fan, tiles to floor, radiator, obscure glass UPVC double glazed window to front.

#### Outside Front

Path to front door, area laid to lawn, parking for two/three vehicles, gated access to rear garden.

#### Rear Garden

Rear garden laid to lawn, paved patio seating area, metal garden shed, wooden fence to perimeter, gated access to front.

#### Agents Notes

EPC rating C-72 (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

- Kitchen/Dining Room

- Cloakroom, Family Bathroom and En-Suite

- Energy Efficiency Rating C-72

- Gardens and Parking

- Gas Central Heating and UPVC Double Glazing

