



7 Lynn Road, Swaffham

Swaffham

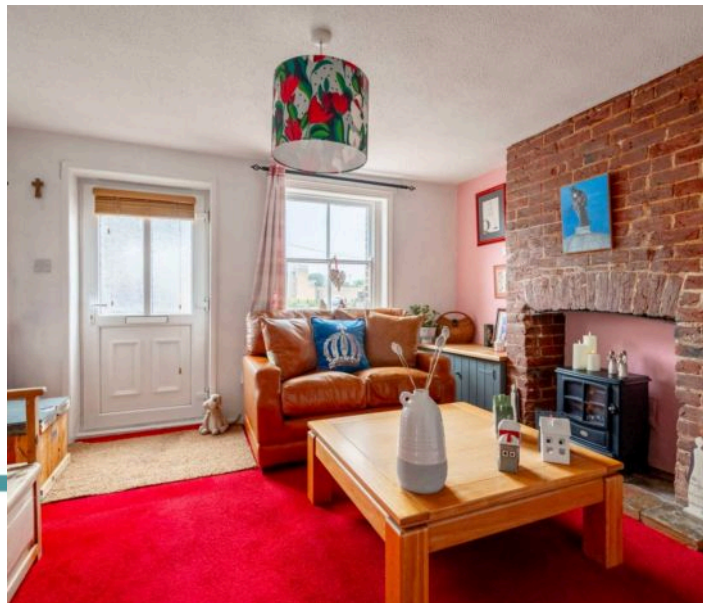
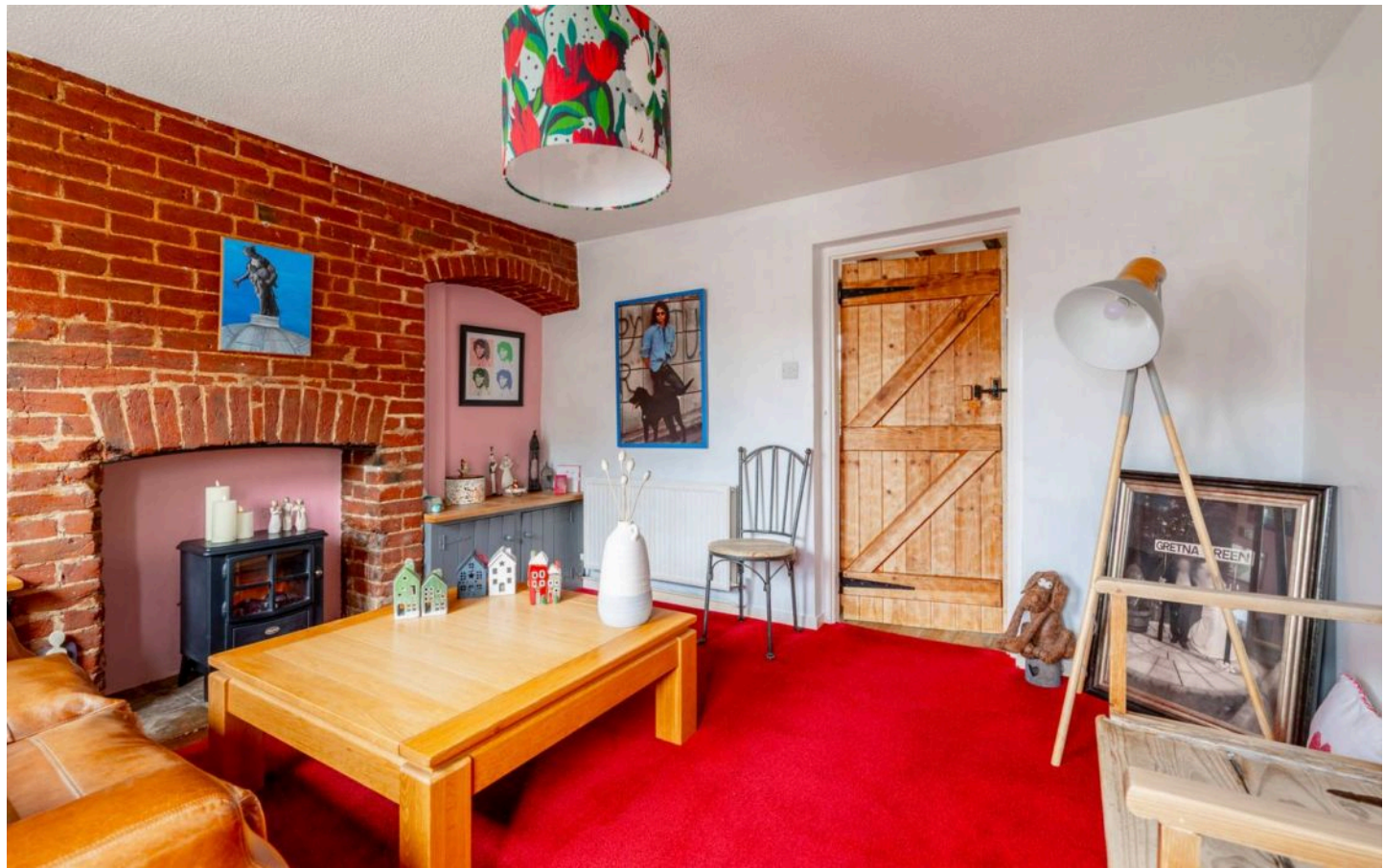


Offers in Region of £160,000
Minors & Brady

7 Lynn Road

Swaffham

Well-presented and full of charm, this characterful terraced home offers an ideal opportunity for first-time buyers, downsizers or investors seeking something with instant appeal. Set along the sought-after Lynn Road in the vibrant market town of Swaffham, the property features two bedrooms with built-in storage, a cosy lounge with a striking brickwork fireplace and sash window, and a newly fitted kitchen with solid wood worktops. The ground floor also includes a well-equipped family bathroom, while the enclosed rear garden provides a peaceful outdoor escape with patio seating, established planting, outside lighting, and a storage shed. With easy-to-maintain spaces and a motivated vendor, this home is perfectly placed just moments from supermarkets, cafés, pubs, schools, and the town's popular Saturday market.





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Location

Lynn Road sits within the thriving market town of Swaffham, offering convenient access to a variety of everyday amenities, including supermarkets, cafés, pubs, and independent shops. The town is also home to well-regarded schools and a popular Saturday market, adding to its appeal for families and professionals alike. With the A47 nearby, residents benefit from direct routes to King's Lynn, Norwich, and the Norfolk coast. Swaffham also features a community hub, leisure centre, and several green spaces ideal for outdoor activities. The town's historic charm is reflected in its Georgian architecture and traditional marketplace. Regular bus services and easy road links make it a practical base for commuters. For nature lovers, Thetford Forest and the surrounding Breckland countryside are just a short drive away.



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Step inside through the main entrance and into a welcoming lounge filled with character and warmth. At the heart of the room is a striking brickwork fireplace that draws the eye, paired with a traditional sliding sash window that brings in soft natural light. Fitted cupboards sit neatly within the alcoves, and carpet flooring adds comfort underfoot. This inviting space leads through a charming wooden door into the newly fitted kitchen.

The kitchen is both stylish and practical, with fitted base units topped with solid wooden work surfaces and an enamel sink with mixer tap and drainer. An integrated electric oven and hob provide modern convenience, while there's dedicated space and plumbing for a washing machine and an under-counter fridge. Finished with tasteful tiled splashbacks, the kitchen opens into the rear hall, where you'll find the staircase to the first floor along with access to the family bathroom.

The bathroom is well-appointed with a white suite including a bath with mixer tap and separate hand shower, a wash basin, and WC. A rear obscure-glass window lets in light while maintaining privacy, and the radiator ensures warmth. The rear lobby area is well lit and opens directly into the garden.



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Upstairs, the landing benefits from a Velux-style window that floods the space with daylight. There are two bedrooms on this floor, one is a comfortable double featuring built-in wardrobes, while the second offers flexibility as a guest room, study or nursery and includes a built-in cupboard. Both rooms enjoy natural light, fitted carpet, and radiators for year-round comfort.

Double glazing is fitted throughout the home for energy efficiency.

Outside, the rear garden is a real highlight, a meandering path guides you through established borders filled with mature shrubs and plants. There's outdoor lighting, a storage shed, and a patio seating area, along with a rear gate offering convenient access.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

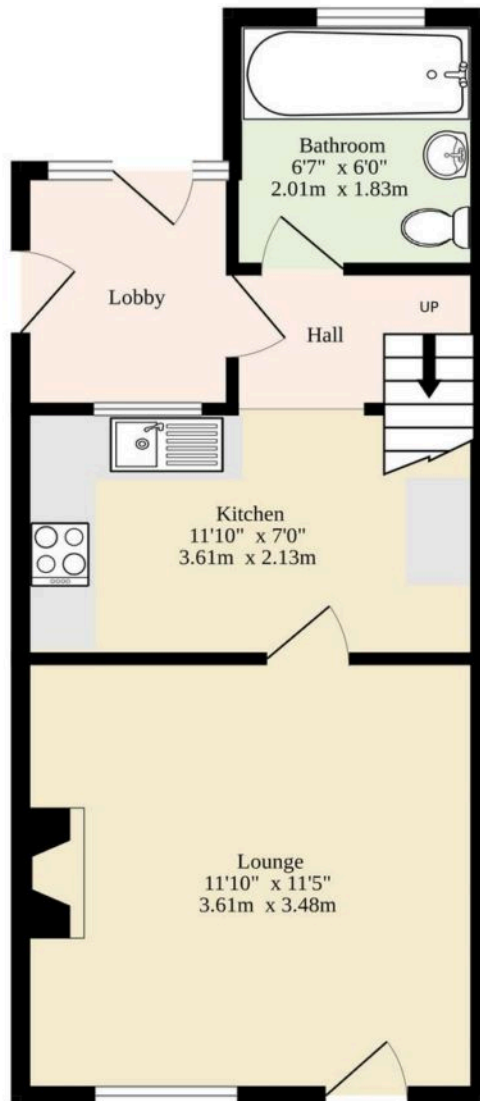
Heating system- Gas Central Heating

Council Tax Band- A

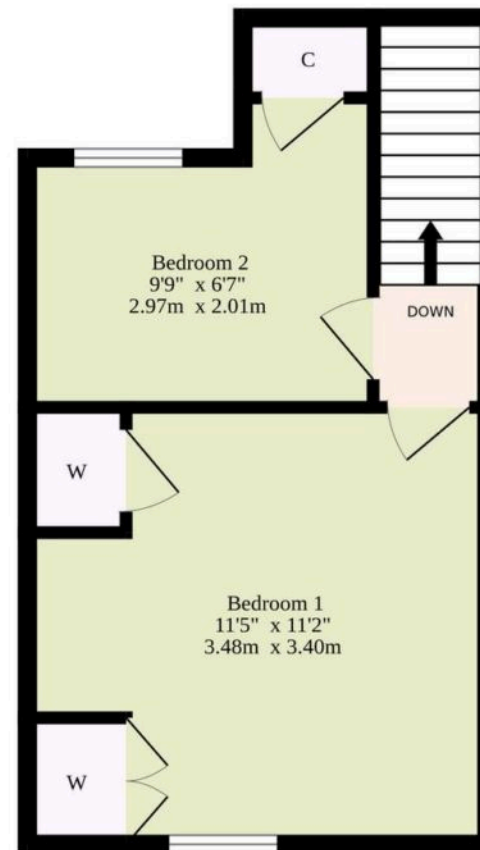


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Ground Floor
324 sq.ft. (30.1 sq.m.) approx.



1st Floor
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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