



39 Kindle Road, Swaffham
Swaffham



Minors & Brady

39 Kindle Road

From the moment you arrive, this beautifully presented detached two-bedroom coach house makes a strong first impression. Set within the sought-after Redlands Park development on the edge of the historic market town of Swaffham, the property combines modern living with a convenient and peaceful location. Inside, the home offers a well-designed layout with high-quality finishes throughout, creating a bright and welcoming atmosphere. The open-plan kitchen, dining, and living space forms the heart of the home and is ideal for both relaxing and entertaining. Two well-proportioned bedrooms are complemented by a stylish en-suite to the principal bedroom and a modern family bathroom. Outside, the property benefits from easy-to-maintain courtyard-style outdoor space. Completing the home is the converted garage beneath the coach house, now used as an office/playroom or additional reception space, offering excellent flexibility for modern lifestyles.

- Detached two-bedroom coach house
- Sought-after Redlands Park development on the edge of Swaffham
- Open-plan kitchen, dining, and living area
- Modern fitted kitchen with integrated appliances
- Principal bedroom with high-quality en-suite shower room
- Second well-proportioned bedroom
- Contemporary family bathroom with shower over bath
- Converted garage providing office/playroom/additional reception space
- Courtyard-style garden with enclosed front section
- Gas central heating and double glazing throughout





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Swaffham

The Location

Kindle Road sits within the well-connected market town of Swaffham, where everyday essentials are close at hand, from supermarkets and independent shops to cafés and local restaurants. Families will value the choice of nearby schools, along with leisure options such as the town's leisure centre, golf club, and accessible green spaces.

Transport links are straightforward, with the A47 providing easy routes toward King's Lynn, Norwich, and surrounding areas, while regular bus services make getting around simple. The nearby countryside offers plenty of opportunity for scenic walks and outdoor time for those who enjoy nature.

Swaffham also hosts a regular market and a range of community events that bring the town together.

Altogether, the location offers the convenience of town living paired with the calmer pace that Norfolk is known for.



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39 Kindle Road

Kindle Road, Swaffham

This exceptionally well-presented two-bedroom coach house is located on the popular Redlands Park development, on the edge of the historic market town of Swaffham. The property enjoys a modern layout, high-quality finishes throughout, and is ideally suited to first-time buyers, downsizers, or investors seeking a low-maintenance home in excellent condition.

The accommodation begins with a long and welcoming entrance hallway, offering space for storage or furniture and providing access to the first-floor living accommodation.

Upstairs, the heart of the home is an impressive open-plan kitchen, dining, and living area.

The kitchen is fully fitted with a range of contemporary wall and base units, integrated appliances, and generous worktop space, flowing seamlessly into the dining and living areas. This open design creates a bright and sociable space ideal for both everyday living and entertaining.

The property offers two well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room finished to a high standard, while the second bedroom is served by a modern family bathroom fitted with a quality suite, including a shower over the bath and a heated towel rail.



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Externally, the home features a pleasant courtyard-style garden area to the side, along with an enclosed section to the front, providing outdoor space that is easy to maintain.

A key feature of this property is the former garage space beneath the coach house. The vendor has converted their garage into a fully usable office/playroom/additional reception room. This space has been plasterboarded and insulated, with lighting and power installed, making it ideal for home working, a hobby room, or a flexible extra living area.

Agents Note

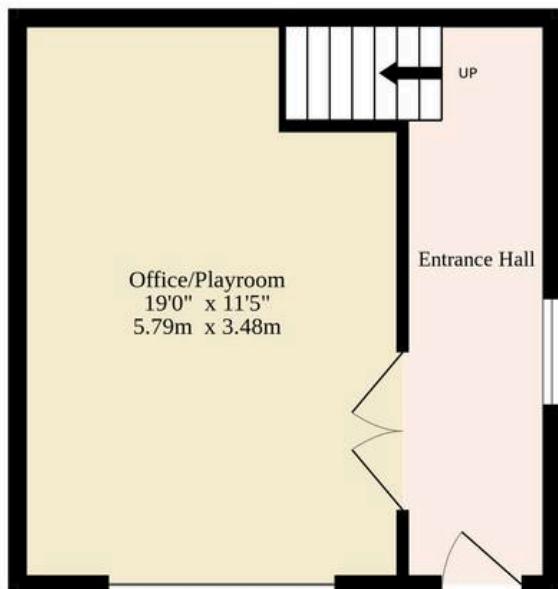
Please note that the property sits above three garages in total, two of which belong to neighbouring properties, with the converted space forming part of this home.

The property is sold as freehold.

Connected to mains water, electricity, gas and drainage.



Ground Floor
303 sq.ft. (28.1 sq.m.) approx.



1st Floor
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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