



11a White Cross Road, Swaffham

Swaffham



Minors & Brady

11a White Cross Road

Swaffham

Set on a quiet, secluded plot just a short walk from the heart of Swaffham, this detached bungalow offers 1,458sqft of flexible, single-level living. A welcoming entrance hall leads into a spacious inner hall with storage and a convenient WC, flowing through to a well-equipped kitchen with integrated appliances and a practical utility room. The L-shaped living and dining area is filled with light from dual-aspect windows and French doors opening onto the garden, while a feature fireplace provides a warm focal point for relaxing or entertaining. Three comfortable bedrooms, two with built-in wardrobes, and a classic three-piece bathroom offer space and privacy. Outside, wrap-around gardens with a patio, a large lawn, and established hedging provide plenty of space for outdoor enjoyment, alongside a driveway and garage for parking and storage.

Agents Notes

Freehold

Connected to all mains services.





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- Detached bungalow proudly positioned on a quiet, secluded plot within the Norfolk town of Swaffham
- A short distance to the town centre, offering a wide range of essential amenities
- 1,458sqft of spacious and flexible accommodation that can easily adapt to your own preferences and style
- Suitable choice for those looking to downsize to a bungalow, if you require a single-level layout or wanting a property with potential
- Kitchen fitted with cabinetry, an integrated oven, areas for appliances and a functional utility room for laundry appliances
- L-shaped living/dining room with dual-aspect windows and French doors that open out to the garden, inviting relaxation and entertaining
- Three bedrooms offering comfort and privacy, two of which benefit from built-in wardrobes
- Private, wrap-around gardens featuring a patio for seating arrangements, a sweeping laid to lawn and established hedging
- A driveway providing off-road parking and a garage for storage/workshop use



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Location

White Cross Road is situated in the market town of Swaffham in Norfolk, just a short walk from the town centre. The road benefits from proximity to Swaffham's historic market place, where Georgian architecture lines the streets and a regular Saturday market brings the community together. Local amenities are within easy reach: independent shops, cafes, and essential services sit alongside larger retailers, including a supermarket and a range of specialty stores, while traditional pubs and eateries provide options for dining and socialising.

For families, the area is well served by schools. Heartwood Primary & Nursery School and Swaffham Infant & Nursery School are among the nearest for younger children, with Swaffham Primary Academy, Sacred Heart Catholic Primary School, and The Nicholas Hamond Academy providing secondary education. The combination of primary and secondary schools within a short drive makes the area convenient for families with children of all ages.

Transport connections reflect the town's rural yet accessible character. Bus services link Swaffham to neighbouring villages and towns, while the A1065 and nearby A47 provide straightforward road access to King's Lynn, Norwich, and other parts of Norfolk. Although Swaffham no longer has its own rail station, the closest stations are within a short drive, connecting residents to the national rail network.



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Situated on a peaceful and private plot within the charming Norfolk town of Swaffham, this detached bungalow offers a rare opportunity to enjoy single-level living just a short distance from the town centre. With 1,458sqft of versatile accommodation, the property provides ample space that can be tailored to suit your personal style and requirements, making it ideal for those looking to downsize, seeking a single-level layout, or exploring a home with potential.

A welcoming entrance hall leads into a spacious inner hall, thoughtfully designed with storage for outdoor wear and a convenient WC. The kitchen is fitted with cabinetry, an integrated oven, and space for appliances, complemented by a functional utility room for laundry.

The L-shaped living/dining room benefits from dual-aspect windows and French doors that open onto the garden, while a feature fireplace adds character and creates a warm, inviting space for both relaxing and entertaining.

The property offers three comfortable bedrooms, two of which feature built-in wardrobes, and a bathroom with a classic three-piece suite.

Outside, the home is surrounded by private, wrap-around gardens, including a patio for seating and entertaining, a sweeping lawn, and established hedging that enhances the sense of seclusion.

A paved driveway provides off-road parking, alongside a garage suitable for storage or workshop use.

This bungalow presents a rare combination of privacy, convenience, and flexibility, perfectly positioned for enjoying the best of Swaffham while offering a home that can grow and adapt with you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
1458 sq.ft. (135.5 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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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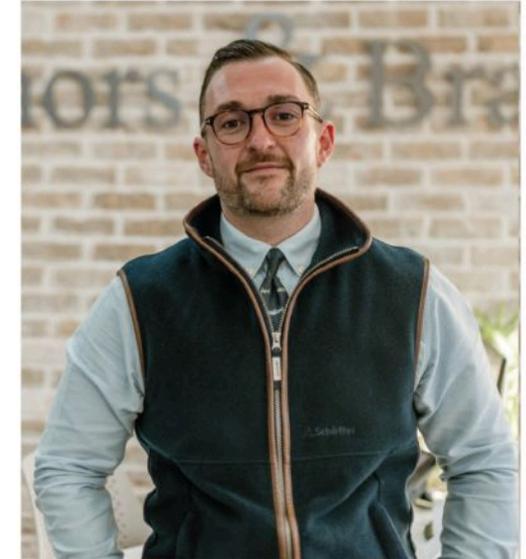
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