



4 Filby Road, Swaffham

Swaffham



Minors & Brady

4 Filby Road

Swaffham

Offered chain free, this well-presented two-bedroom semi-detached bungalow in Swaffham provides comfortable and flexible living suited to a range of needs. The property combines bright, well-proportioned interiors with a generous conservatory that extends the reception space and opens onto the garden, creating a natural flow between inside and out. A particularly useful feature is the converted garage, now arranged as a self-contained annex with its own kitchen/living area and shower room, ideal for multi-generational living, guest accommodation or home working. With ample parking and a practical layout throughout, the property offers a versatile and appealing option for those seeking single-storey living.

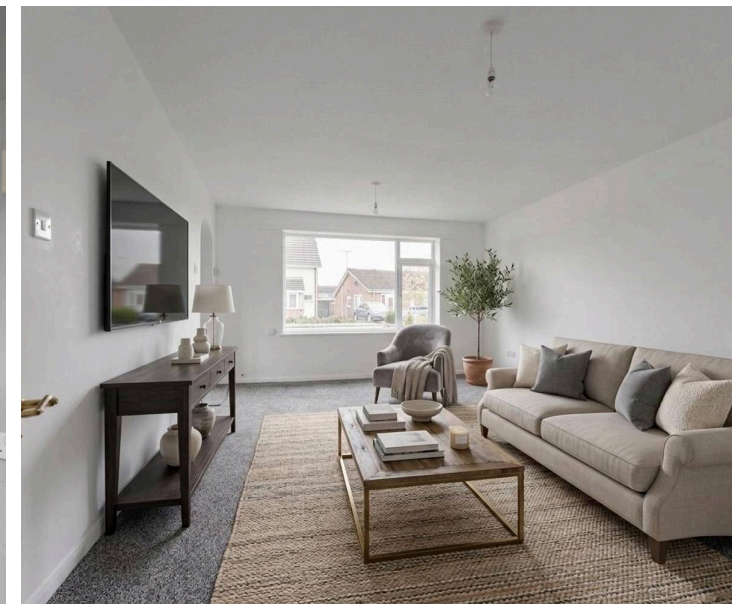
Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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- Offered chain free, providing a straightforward purchase for buyers
- Semi-detached bungalow with a flexible and practical layout
- Converted garage forming a self-contained annex with kitchen/living area and shower room
- Well-equipped kitchen with fitted units, integrated oven and space for appliances
- Generous 24ft conservatory extending the reception space and offering garden views
- Two double bedrooms, one with built-in wardrobes
- Modern shower room with a three-piece suite
- Private, maintained rear garden with lawn, established beds, raised decked terrace, and detached summerhouse
- Paved driveway with gated side access, providing off-road parking for multiple vehicles and an EV charging point
- Conveniently located in Swaffham, with local shops, schools, parks, and good transport links nearby



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Filby Road is a quiet residential street on the outskirts of Swaffham, offering a peaceful, small-town setting while keeping the town centre within easy reach. For everyday needs, Swaffham town centre is just a short walk or drive away, with a mix of independent shops, local cafés, a few pubs, and larger supermarkets like Tesco and Waitrose. There's a regular market in the town centre, which adds a lively touch without feeling crowded.

Families have several schooling options nearby. Swaffham Primary Academy and The Nicholas Hamond Academy are within a mile of Filby Road, and Heartwood Primary & Nursery School is also easily accessible, making school runs convenient.

Transport links are straightforward: local buses serve the area, connecting residents to the town centre and surrounding villages, while the nearby A47 provides easy road access to Norwich, King's Lynn, and other parts of Norfolk. Rail travel requires a short drive to the nearest station.

Lifestyle on Filby Road suits those looking for a calm, community-focused environment. Residents enjoy access to everyday amenities and schools while being within reach of the Norfolk countryside, offering opportunities for walks, cycling, and weekend trips to the coast or local nature reserves.



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Situated within the well-regarded market town of Swaffham, this semi-detached bungalow offers well-balanced and versatile accommodation extending to approximately 1,251 sqft. Presented to the market chain free, the property is ideally suited to those seeking single-storey living with the added benefit of flexible spaces, including the potential for an annex. Thoughtfully arranged and filled with natural light, the home provides a comfortable and adaptable environment for a range of lifestyles.

The property is approached via a side entrance leading directly into the kitchen, which is fitted with a range of wall and base units, a sink with drainer and an integrated oven, alongside space for additional appliances. A bay window creates an inviting spot for a breakfast nook, enjoying views to the front.

An arched opening leads through to a generously proportioned living room, where an abundance of natural light enhances the sense of space. This welcoming area is well suited to both everyday living and entertaining, offering flexibility in layout and a comfortable setting for relaxation. The overall flow between the kitchen and reception space contributes to a sociable and practical arrangement.

The bungalow offers two well-sized double bedrooms, one of which benefits from built-in wardrobes. Both rooms enjoy direct access via sliding doors into an impressive 24ft conservatory, effectively extending the living accommodation and creating a bright and versatile additional reception space with views across the garden.



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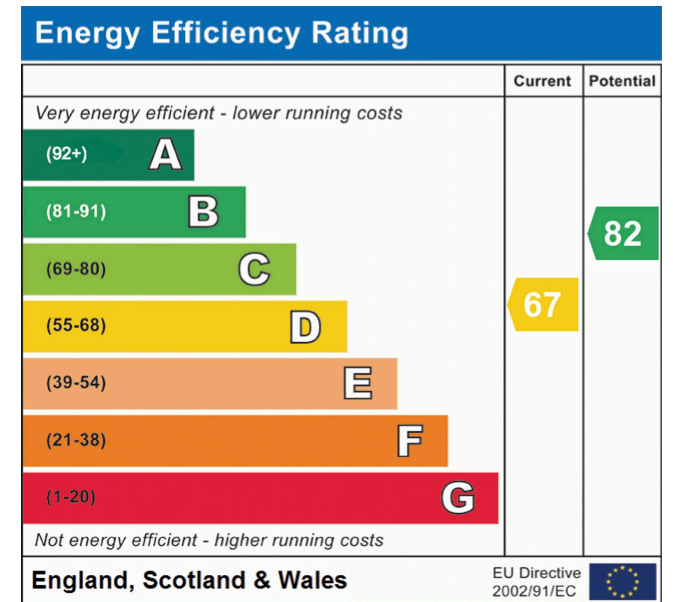
Swaffham

The main shower room is fitted with a contemporary three-piece suite, presented in a clean and modern style.

A particularly noteworthy feature of the property is the converted garage, now forming a self-contained annex. This space comprises an open-plan kitchen and living area, which could also serve as an additional bedroom, complete with fitted units and a sink/drain. A separate shower room is located off this space, and sliding doors open directly onto the garden. This arrangement is ideal for multi-generational living, independent accommodation for older children, or as a dedicated home office or studio.

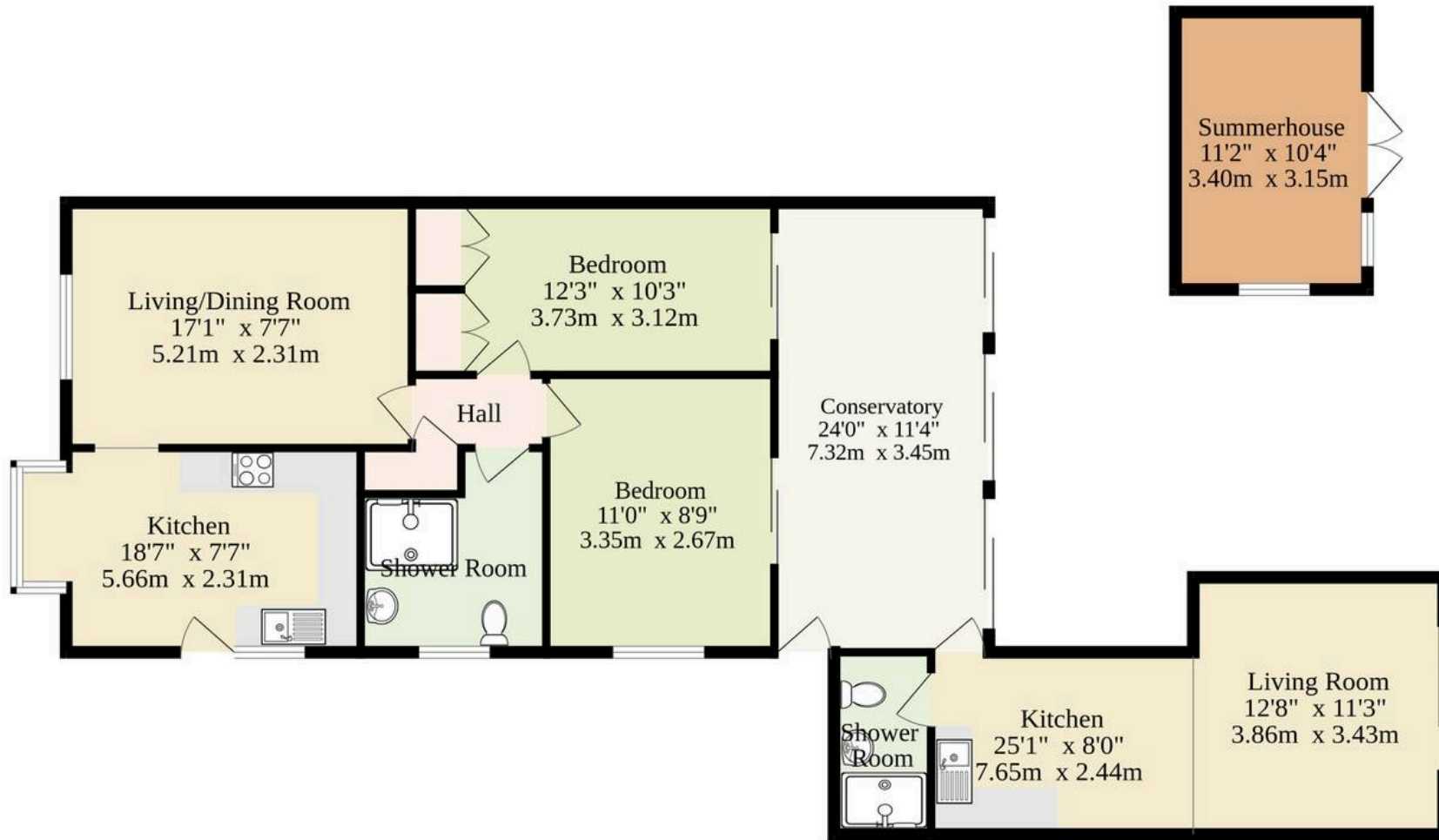
The rear garden is private and well maintained, offering a pleasant outdoor setting with a lawned area complemented by established planting beds. A raised decked terrace provides an ideal space for seating and outdoor dining, while a large detached summerhouse offers useful storage or potential for hobby use. The garden enjoys a good degree of privacy, making it well suited to both relaxation and entertaining.

To the front, the property benefits from a maintained lawn and a paved driveway providing off-road parking for multiple vehicles. Gated side access leads to the rear garden, enhancing practicality and security. An electric vehicle charging point is also installed, supporting modern living requirements.



Ground Floor

1251 sq.ft. (116.2 sq.m.) approx.



Sqft Includes The Summerhouse.

TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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