



42 Southlands, Swaffham
Minors & Brady



42 Southlands

Swaffham

Deceptively spacious and beautifully positioned, this detached bungalow offers generous living accommodation, exceptional parking and a private garden plot to enjoy throughout the year. Occupying an attractive setting with excellent kerb appeal, the property is approached via a substantial shingle driveway leading to a detached garage. Inside, a spacious lounge and a large white fitted kitchen create comfortable and versatile living spaces, complemented by a bright conservatory overlooking the garden. Two well-proportioned double bedrooms are served by a centrally located bathroom, making the layout ideal for a range of buyers. Outside, the rear garden provides a wonderful degree of privacy, featuring lawn and patio areas surrounded by established planting and mature borders.

- Detached bungalow occupying a generous and private plot
- Impressive kerb appeal with a shingle driveway
- Approximately 1,094 sq. ft. of accommodation
- Spacious reception rooms with a flowing layout
- Conservatory creating additional year-round living space
- Two versatile double bedrooms
- Private, non-overlooked rear garden
- Well-established shrubs, borders and planting
- Ideal for downsizers, retirees or those seeking single-storey living
- Ready to move into and enjoy immediately





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The Location

Situated on the edge of the thriving market town of Swaffham, this location enjoys a peaceful residential setting while remaining exceptionally well connected to everyday amenities. The position offers a balance of quiet surroundings without feeling removed from the convenience of town life, making it particularly appealing to a wide range of buyers.

Swaffham itself provides a well-rounded selection of facilities, including a mix of independent shops and recognised retailers, alongside supermarkets for everyday convenience. The town also offers a good choice of cafés, pubs, and restaurants, creating a welcoming and sociable atmosphere. Families are well catered for, with reputable schooling available locally, while healthcare services, including a surgery and pharmacy, are also easily accessible.

For those who enjoy outdoor living, the surrounding area offers an abundance of countryside to explore. Open fields, nearby rural lanes, and established walking routes provide opportunities for both leisurely strolls and more active pursuits. Notable nearby destinations include Castle Acre, with its historic priory and picturesque setting, as well as access to the Peddars Way, a well-known trail popular with walkers and cyclists alike.

Despite its rural charm, the location benefits from strong transport links. The A47 is easily accessible, providing direct routes to both King's Lynn and Norwich, making it well placed for commuting or accessing a wider range of shopping, dining, and cultural attractions.





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Southlands, Swaffham

Occupying a generous plot within a well-established residential setting, this attractive detached bungalow presents an exceptional opportunity for those seeking spacious and versatile single-storey living.

With excellent kerb appeal, the property is set back from the road behind a substantial shingle driveway, providing ample off-road parking and leading to a detached garage. The neatly maintained frontage creates an immediate impression of space and practicality, while the bungalow's well-balanced layout makes it ideally suited to a range of buyers.

Stepping inside, a central entrance hall provides access to all principal rooms and enhances the sense of flow throughout the home. To the front, the generously proportioned lounge offers a welcoming space in which to relax and entertain, with large windows drawing in natural light and creating a bright yet comfortable atmosphere. The size of the room allows for a variety of furniture arrangements, making it perfectly suited to both everyday living and hosting family and friends.

The kitchen serves as another standout feature of the property, offering an impressive amount of space for cooking, dining and socialising. Fitted with a range of timeless white cabinetry, the room combines practicality with a clean and inviting aesthetic. The thoughtful layout provides excellent storage and workspace, while double doors create a seamless connection to the conservatory beyond.



M&B



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Positioned to the rear of the property, the conservatory enjoys delightful views over the garden and provides a versatile additional reception area that can be enjoyed throughout the seasons.

The bungalow offers two well-proportioned double bedrooms, both comfortably accommodating a range of furnishings. The principal bedroom is particularly generous in size, while the second bedroom provides excellent flexibility for visiting guests, family members or those requiring a home office or hobby room. A centrally positioned bathroom serves the accommodation and is conveniently located for both bedrooms.

Outside, the property continues to impress with a great-sized and private rear garden. Predominantly laid to lawn, the space is enhanced by patio seating areas that provide the perfect setting for outdoor dining and entertaining.

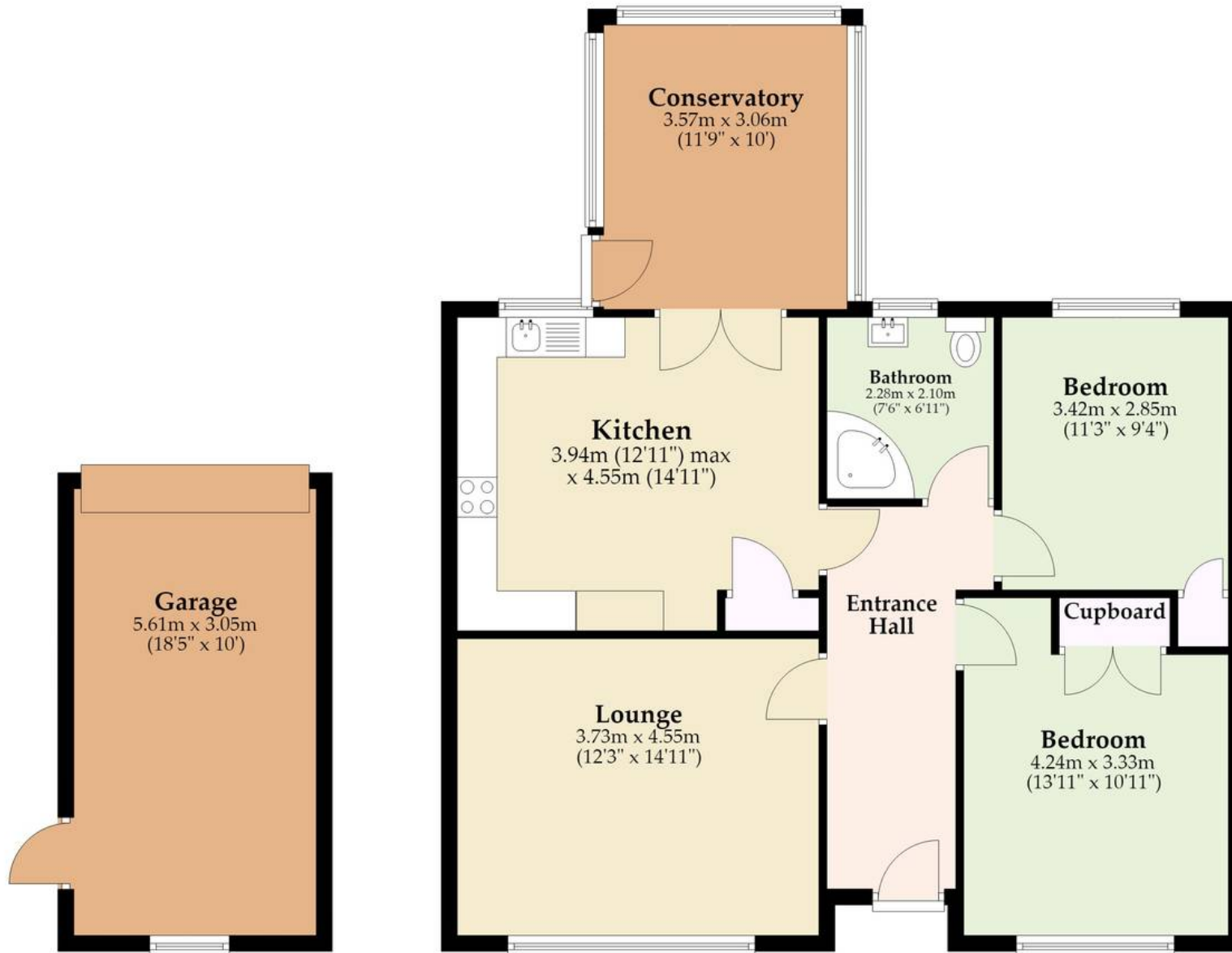
Established planting, mature shrubs and borders add colour, texture and year-round interest, creating an attractive and peaceful environment to enjoy. The combination of lawn and patio ensures the garden caters equally well to keen gardeners and those simply wishing to relax in a private outdoor setting.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Ground Floor

Approx. 101.7 sq. metres (1094.6 sq. feet)



Total area: approx. 101.7 sq. metres (1094.6 sq. feet)

M&B

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.

Plan produced using PlanUp.

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