



33 Adastral Place, Swaffham

Minors & Brady



33 Adastral Place

Swaffham

An immaculately presented detached bungalow offering private, low-maintenance living in a highly desirable Swaffham setting. Beautifully cared for throughout, the property boasts three well-proportioned bedrooms, a stylish modern shower room and a superb kitchen/dining room complete with integrated Bosch appliances. Dual reception spaces, including a bright sitting room and conservatory, provide excellent flexibility for both everyday living and entertaining. Outside, the landscaped gardens are a true highlight, featuring established shrubs, colourful planting and lawned areas that enjoy an exceptional degree of privacy and are not overlooked. With two driveways, a carport and move-in-ready accommodation all on one level, this is a perfect home for those looking to downsize without compromising on comfort or quality.

- Immaculately presented detached bungalow occupying a peaceful position within a sought-after residential area of Swaffham
- Spacious single-storey accommodation extending to approximately 1,012 sq ft, ideal for downsizers seeking comfort without compromise
- Stunning open-plan kitchen/dining room featuring sleek contemporary cabinetry, generous workspace and integrated Bosch appliances
- Bright and welcoming sitting room complemented by a delightful conservatory, providing two versatile reception areas
- Three well-proportioned bedrooms offering flexible accommodation for guests, hobbies or home-working requirements
- Stylish modern shower room finished to a high standard, creating a practical and attractive space for everyday living
- Beautifully landscaped gardens with established shrubs, colourful flower beds and well-maintained lawned areas





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The Location

Set within a quiet residential setting in Swaffham, this location offers a peaceful small-town atmosphere while remaining conveniently close to the town centre. For everyday essentials, a short walk or drive brings you to a variety of independent shops, local cafés, traditional pubs, and larger supermarkets including Tesco and Waitrose. The regular market adds a touch of vibrancy, creating a lively yet relaxed sense of community.

Families are well catered for, with several well-regarded schools nearby. Swaffham Primary Academy and The Nicholas Hamond Academy are both within easy reach, along with Heartwood Primary & Nursery School, making day-to-day routines simple and convenient.

Transport connections are efficient and accessible, with local bus routes linking the area to neighbouring villages and the wider town. The nearby A47 provides direct links to Norwich, King's Lynn and beyond, supporting both commuting and leisure travel, while rail connections can be found a short drive away.

The lifestyle here suits those seeking a calm, community-focused environment, with the added benefit of nearby countryside. Open landscapes, walking routes and cycling opportunities are all close at hand, while the North Norfolk coast and surrounding nature reserves can be enjoyed within a comfortable drive, offering the perfect balance between everyday convenience and outdoor living.



M&B



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Adastral Place, Swaffham

Beautifully presented both inside and out, this detached bungalow offers a rare opportunity to acquire a meticulously maintained home in a desirable Swaffham setting. Designed for comfortable single-storey living, the property combines spacious accommodation with stunning landscaped gardens, generous parking and a wonderful sense of privacy, making it an ideal choice for downsizers, retirees or those seeking an easy-to-manage home without compromise.

From the moment you arrive, the care and attention invested in the property are immediately apparent. Two separate driveways, together with a covered carport, provide ample off-road parking, while the attractive frontage sets the tone for what lies beyond.

Stepping inside, an entrance hall leads through to a bright and welcoming sitting room, creating a comfortable space in which to relax and unwind. Complementing this is a superb open-plan kitchen/dining room, forming the true heart of the home. Thoughtfully designed with both practicality and entertaining in mind, this impressive space features a range of sleek contemporary units, generous work surfaces and **integrated Bosch appliances**, while comfortably accommodating dining furniture for everyday meals and social gatherings alike.

Adding further versatility is a delightful conservatory overlooking the garden, offering a second reception area in which to enjoy the changing seasons and peaceful surroundings.



M&B



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The bungalow offers three well-proportioned bedrooms, each providing comfortable accommodation with space for a variety of furniture arrangements. These are served by a stylish and modern shower room, finished to a high standard and perfectly suited to contemporary living.

Outside, the property truly excels. The beautifully landscaped gardens have been lovingly cultivated and are a particular feature of the home, with extensive lawns complemented by an abundance of established shrubs, flowering plants and colourful borders. Designed to offer interest throughout the seasons, the gardens create a tranquil and highly private setting. Carefully screened from neighbouring properties, the outdoor space enjoys an exceptional degree of seclusion and is not overlooked, providing an ideal environment for relaxing, entertaining or simply enjoying the beauty of the surroundings.

Immaculately maintained throughout and presented in outstanding order, this charming bungalow offers a fantastic balance of comfort, convenience and privacy. With its generous accommodation, dual reception spaces, impressive kitchen, beautifully tended gardens and excellent parking provision, it represents a wonderful move-in-ready home in one of Swaffham's most sought-after residential locations.

Agent's Note

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

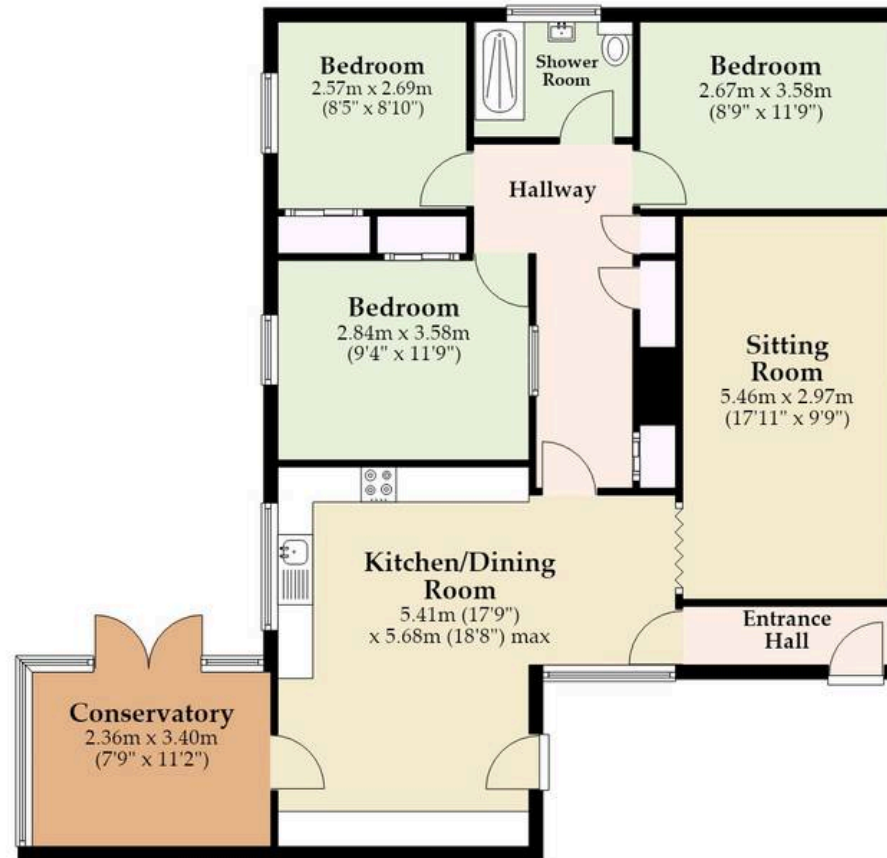
There is a historic covenant preventing the construction of new dwellings on the land. An indemnity policy may be in place.



M&B

Ground Floor

Approx. 94.1 sq. metres (1012.5 sq. feet)



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)

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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