



Greenacres  
Swaffham | Norfolk | PE37 7QD

## IDYLLIC DETACHED BUNGALOW BOASTING ACRES OF LAND



A wonderfully spacious three-bedroom detached bungalow situated on a generous plot of approx. 7.5 acres located in the popular market town of Swaffham.



# KEY FEATURES

- Impressive, Detached Bungalow sitting on a substantial Plot
- Three generous Double Bedrooms
- Three well-proportioned bright & airy Reception Rooms
- Large Kitchen/Breakfast Room and a separate Utility Room
- Ideal property for Equestrian enthusiasts
- Detached brick-built Barn, Kennels and Summer House
- Impressive sweeping gated private Driveway & Detached triple Garage
- Situated on a Plot of approx. 7.5 Acres (of which approx 5.5 Acres is a meadow)
- Peaceful Rural setting surrounded by Countryside views
- The total accommodation extends to 1877sq.ft (2300sq.ft externally)

## Peaceful and Tranquil Bungalow

Greenacres is an idyllic bungalow in picturesque surroundings, completely detached and away from the hustle and bustle of life in the nearby market town. From the moment you arrive at Greenacres, you will see why the current owners chose to stay at the property for 30 years. It's a welcoming, spacious and captivating family home, one that boasts everything a lively family could need. With its three reception rooms and acres of land, there is no shortage of space, both inside and out.

When asked to describe the detached bungalow in three words, the current owners chose "peaceful, tranquil living" and we couldn't have found a more fitting description. Everything about Greenacres is peaceful and calm, and there is a real sense of serenity as you move from room to room. Whether you are relaxing in the gorgeous garden or you are socialising as a family in the comfortable living room, you won't find it hard to truly unwind. The current owners also highlight that Greenacres is the only property of its kind in this area, which really makes it stand out as being somewhere special.

## Welcoming and Homely

There is a lot to love about every room of the bungalow and the current owners struggle to choose their favourite space, explaining that after 30 years, they love all of the rooms for different reasons. A lot of your time in the bungalow will be spent in one of the three reception rooms; there's a sunroom, a living room and a separate sun lounge. Though each of these spaces has a distinct feel and style, they are equally welcoming and comfortable. There's always going to be somewhere to cosy up in the winter, and somewhere to soak up the sun as it beams through the windows in the summer.





# KEY FEATURES

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Greenacres has three bedrooms, all of which are a good size. There are also three bathrooms, two of which are ensuite and joined to the largest two bedrooms, with the other being a spacious family bathroom. Elsewhere, you will find a kitchen and diner area, which is the hub of the home. It's a place to cook, dine, gather and socialise, and there's even enough space to host guests. There is also a handy utility room, providing a lot of storage space should you need it.

## Acres of Greenery

One of the first things that drew the current owners to Greenacres was its positioning, as it's surrounded by acres upon acres of land. The garden is extremely large and spacious, with sprawling lawns, trees and greenery as far as the eye can see. Despite its impressive size, the garden is easy to maintain. The current owners describe it as being "a lovely place to sit and enjoy" and you are sure to feel the same way. It's the perfect place to kick back after a busy day at work or somewhere to entertain friends and family, and children can spend hours exploring. The garden is also where you will find a triple garage, barn and workshop, all of which provide even more storage space.

Greenacres is located in Swaffham, which the current owners describe as being "a lovely, busy market town" in Norfolk. It's where you will find a whole host of essentials and local amenities, and there is a real sense of community. Swaffham has everything you could need in a town, as well as good links to neighbouring areas and the beautiful Norfolk coastline.





























# INFORMATION

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## On The Doorstep...

Swaffham is a rural mid-Norfolk village, 16 miles from King's Lynn and 14 miles from Downham Market. Swaffham has a good range of local facilities and amenities including a Waitrose supermarket. The neighbouring village of Oxborough is famous for its church, St. John's, and the manor house Oxburgh Hall, ancestral home of the Bedingfeld family, now owned by the National Trust.

## How Far Is It To...

Further facilities can be found at Downham Market (14 miles), which also has an excellent railway link to London Kings Cross with a fastest journey time of 1 hour 30 minutes. Norwich, the cathedral city and regional centre of East Anglia, is approximately 29 miles distant and has a thriving cultural and historic centre and international airport to the north of the city. The North Norfolk coast, with its renowned sandy beaches, bird reserves and excellent sailing, are within easy reach.

## Services, District Council

OFCH, Mains - Water & Septic Tank

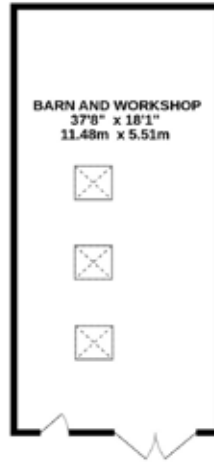
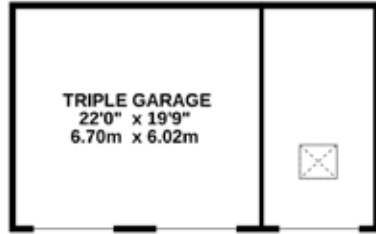
Breckland District Council

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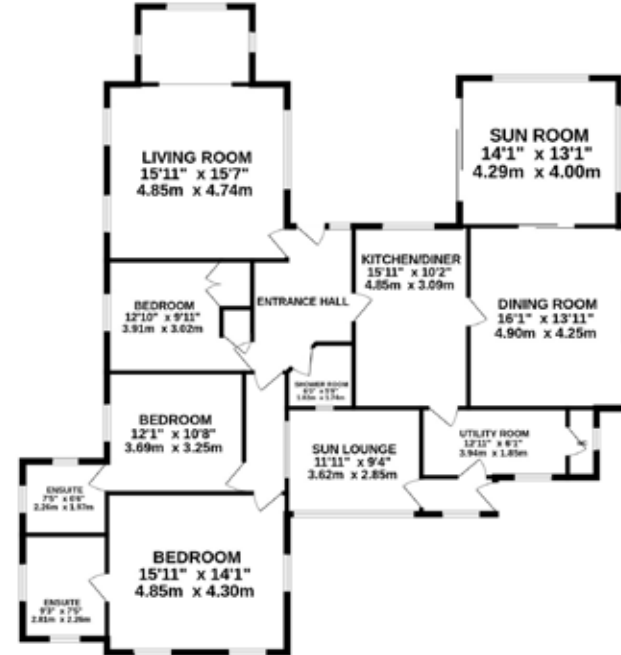
## Tenure

Freehold

OUTBUILDING  
1315 sq.ft. (122.2 sq.m.) approx.



GROUND FLOOR  
1878 sq.ft. (174.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

SQM DOES NOT INCLUDE OUTBUILDINGS

TOTAL FLOOR AREA : 1877sq.ft. (174.4 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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# FINE & COUNTRY

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