



S

THE STORY OF
31 Theatre Street
Swaffham, Norfolk

SOWERBYS



THE STORY OF

31 Theatre Street

Swaffham, Norfolk
PE37 7HA

Double Bay-Fronted Period Façade

Two Spacious Double Bedrooms

Cosy Sitting Room with Wood-Burning Stove

Elegant Dining Room with Window Seat

Modern Kitchen with Separate Utility Room

Luxury Four-Piece Bathroom with Roll-Top Bath

Large Garage/Workshop with
Conversion Potential (STPP)

Low-Maintenance Landscaped Gardens

Short Walk to Swaffham Town Centre

Superfast Fibre Optic Broadband Installed

No Onward Chain

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



Set in the heart of one of Norfolk's most sought-after market towns, 31 Theatre Street is a home with real character. Its double bay-fronted red brick and render façade hints at the charm within — the quiet confidence of a period residence full of history and heart.

Step inside to an interior rich with warmth and individuality. The traditional quarry-tiled hallway leads to a cosy bay-fronted lounge, where a cast iron fireplace and wood-burning stove create the perfect setting for winter evenings. "It's our favourite room on cold nights," say the current owners.

Across the hall, the formal dining room offers light and character, with a second fireplace and bespoke window seat — ideal for morning coffee or a good book. At the rear, the kitchen blends period detail with practicality, flowing into a utility space and ground floor cloakroom.

Upstairs, two generous double bedrooms provide calm retreats. The principal features an elegant fireplace and storage, while the second offers flexibility for guests or a home office. The standout is the luxurious four-piece bathroom, complete with claw-foot roll-top bath and double shower — a private, spa-like sanctuary.

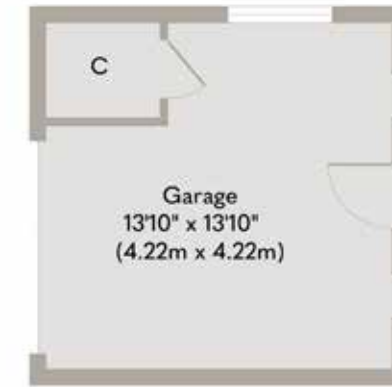
Outside, the low-maintenance garden is complemented by a large detached workshop/garage with power, offering excellent conversion potential (STPP). Parking is via a private driveway.

Location is a highlight. "We've loved being a short walk from Swaffham's town centre, with its independents, cafés and hidden gems — yet we're also surrounded by woodland and countryside, perfect for walks with the dogs." With the Norfolk coast and Norwich within easy reach, this home balances town and country living beautifully.



I love the cosiness of the living room. The beautiful period details in the kitchen and of course enjoying a soak in our luxurious bathroom.





Garage



Ground Floor
Approximate Floor Area
616 sq. ft
(57.26 sq. m)



First Floor
Approximate Floor Area
509 sq. ft
(47.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Swaffham

AN HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



"... within walking distance to a quaint English country market town, while also having the beautiful countryside on our doorstep."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0330-2421-5170-2922-0475

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// clots.generally.rocker

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

