



THE STORY OF

7 Pollywoggle Drive

Swaffham, Norfolk

SOWERBYS



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7 Pollywiggle Drive

Swaffham, Norfolk
PE37 8GJ

Beautifully Presented Four-
Bedroom Family Home

Built In 2017 and Carefully
Maintained by Original Owners

Bright Kitchen and Dining Space
with Central Island

Bi-Fold Doors Opening onto a
Sunny, Enclosed Garden

Peaceful Sitting Room Ideal for Relaxed Evenings

Principal Bedroom with En-
Suite and Fitted Wardrobe

Three Additional Versatile
Bedrooms for Family or Work

Stylish Family Bathroom and
Ground Floor Cloakroom

Detached Garage and Private Driveway Parking

Convenient Location Close to Swaffham's
Shops, Schools and Countryside

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Positioned within the vibrant market town of Swaffham, this exceptional four-bedroom residence offers an elegant fusion of contemporary design and everyday comfort. Constructed in 2017 and beautifully cared for by its original owners, the home exudes a sense of refinement, warmth, and enduring quality.

At its heart lies a stunning kitchen and dining space, the true social hub of the home. Designed with both form and function in mind, it features sleek cabinetry, generous preparation areas, and a central island with integrated hob, creating the perfect setting for family life and entertaining alike. Bi-fold doors open onto the sun-drenched rear garden, allowing natural light to pour in and encouraging an effortless flow between inside and out.

The sitting room provides an inviting sanctuary, ideal for relaxed evenings or quiet moments, while a ground floor cloakroom and discreet storage solutions add to the home's thoughtful practicality.

Upstairs, the sense of style continues with four beautifully appointed bedrooms. The principal suite offers a touch of luxury with its en-suite shower room and fitted wardrobe, while the remaining rooms are bright, versatile, and well-proportioned, perfect for children, guests, or a home office. A contemporary family bathroom completes the first floor.

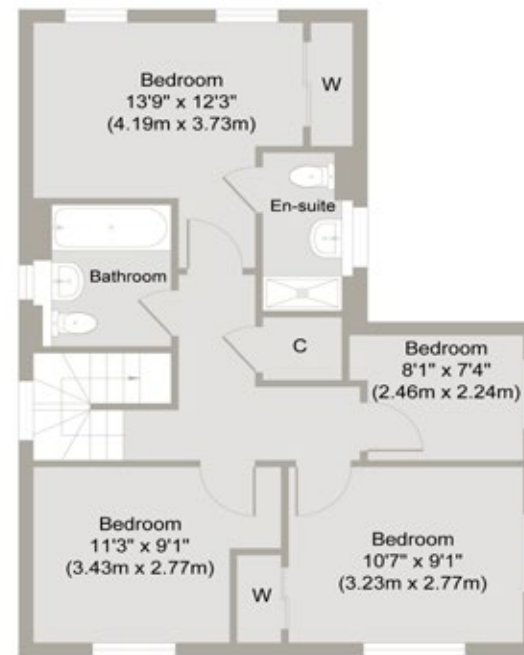
Outside, the enclosed garden offers a private haven for alfresco dining and relaxation, complemented by a detached garage and driveway.

Perfectly placed for Swaffham's amenities, schools, and the glorious Norfolk countryside beyond, this is a home that perfectly captures the essence of modern family living with timeless appeal.



If we had to sum up our home in three words, they would be light, spacious and happy.





First Floor
Approximate Floor Area
483 sq. ft
(44.90 sq. m)



Ground Floor
Approximate Floor Area
575 sq. ft
(53.45 sq. m)



Garage



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.

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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



"We've loved living here, the friendly neighbours and how well-kept the estate is have made it a lovely place to call home."



SERVICES CONNECTED

Mains water, electricity, drainage and gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8393-7933-5370-7238-6996

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: ///intersect.weekday.elastic

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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.



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