



THE STORY OF

3 Otter Road

Swaffham, Norfolk

SOWERBYS

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Swaffham, Norfolk
PE37 8JE

Guide Price: £425,000 to £450,000

Contemporary Family Home

Environmentally Friendly Living

Four Double Bedrooms

Open-Plan Kitchen/Dining Room

Large and Bright Sitting Room

Sunny Garden with a South-Facing Section

Large Conservatory

Double Garage.

Built by the Esteemed Abel Homes

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“The house has given us lots of space. From the moment you enter the hallway, this comfortable and light home is welcoming.”

A meticulously crafted four-double bedroom detached family home, 3 Otter Road is proudly nestled within the esteemed confines of a popular development in the historic market town of Swaffham.

Erected in 2015 by the well-respected Abel Homes, this home epitomises contemporary elegance and is adorned with the remaining assurance of its NHBC guarantee.

Upon entry, a grand and inviting entrance hall sets the stage. The dual aspect lounge beckons filled with natural

light and adorned with three sets of french doors which gracefully unveil the gardens beyond. Adjacent lies a spacious conservatory.

The heart of the home unfolds in the form of an open-plan kitchen/dining room, boasting integrated appliances and fostering a seamless flow of culinary delights and family get-togethers. With glass doors leading to the garden and the large windows in this room, it - like the rest of the house - is always filled with natural light. A practical utility room stands nearby, completing the ground floor.





Ascend to the first floor and discover four double bedrooms. The spacious principal bedroom suite, with an en-suite shower room, is adorned with a Juliet-style balcony offering views of the garden. The three additional double bedrooms provide ample space and are complemented by a family bathroom.

Enhancing the allure of this modern home, you have gas-fired radiator central heating, UPVC triple glazed windows, and a photovoltaic solar panel system to ensure optimal efficiency and sustainability - an environmentally conscious and cost-effective lifestyle.

Step outside to discover an enclosed rear garden, a private sanctuary, accompanied by ample off-road parking via a block paved driveway and a double garage featuring an electrically operated door for further convenience.





First Floor
Approximate Floor Area
861 sq. ft
(80.00 sq. m)



Ground Floor
Approximate Floor Area
1514 sq. ft
(140.61 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.

ALL THE REASONS



Swaffham

IN NORFOLK
IS THE PLACE TO CALL HOME



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'.

The town also boasts a 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



“Castle Acre is a great place to explore nearby, a lovely village great for dog walking.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

A. Ref:- 0639-3888-7586-9495-7261

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: ///disengage.nibbled.people

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