



THE STORY OF
2 Point Drive

Swaffham, Norfolk

SOWERBYS



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THE STORY OF

2 Point Drive

Brandon Road, Swaffham,
Norfolk, PE37 7EB



Spacious Detached Chalet

Impressive Corner Plot Extending to
Almost 0.2 Acres (STMS)

Versatile Living Accommodation

Well-Presented Throughout

Three Double Bedrooms

Utility and Downstairs Shower Room

Driveway and Tandem Garage



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“We love the view out of the windows to the garden and pond.”

Positioned in a delightful cul-de-sac on the periphery of the bustling market town of Swaffham, you will discover this deceptively spacious chalet bungalow. Situated on the corner of Point Drive, this flexible three-bedroom detached home sits on an impressive corner plot with beautifully maintained gardens that wrap around the property and a plot approaching 0.2 acres (STMS) in all.

Internally, the property benefits from deceptively spacious and flexible accommodation which briefly comprises

an entrance porch, hallway, sitting room, dining room, fitted kitchen, utility, shower room, conservatory, and bedroom on the ground floor.

Upstairs, you will find two further double bedrooms and a family bathroom, as well as access to ample eaves storage. Each of the bedrooms enjoys a host of built-in or fitted storage.

Externally, the property enjoys a large tandem garage/workshop along with a brick weave driveway to provide ample parking.

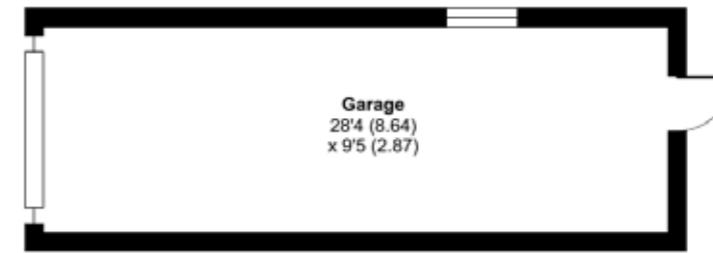




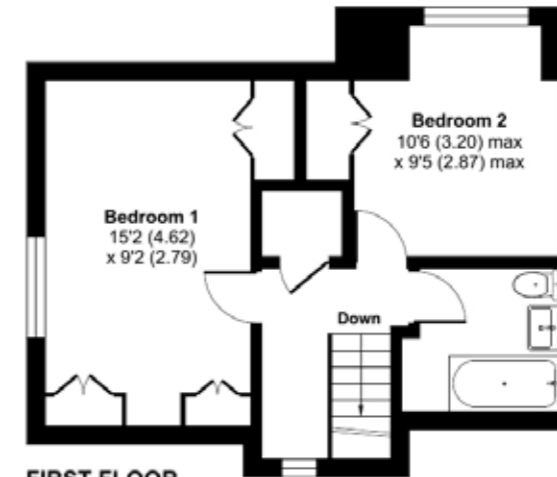


Brandon Road, PE37

Approximate Area = 1378 sq ft / 128 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 1642 sq ft / 152.5 sq m
For identification only - Not to scale



Garage
28'4 (8.64)
x 9'5 (2.87)

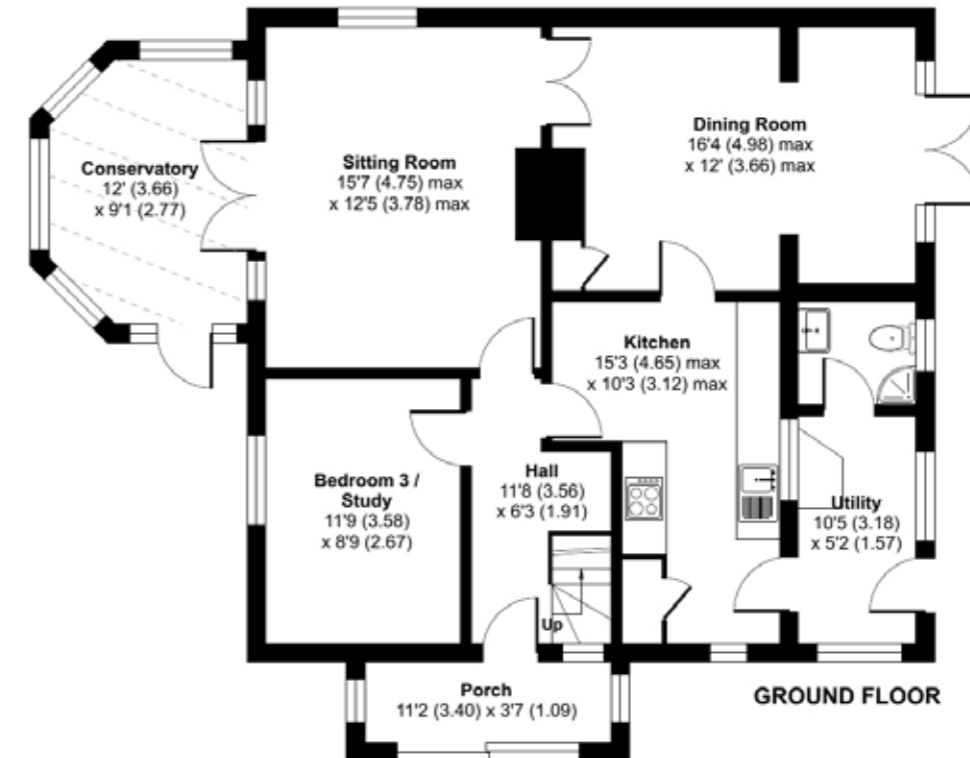


Bedroom 1
15'2 (4.62)
x 9'2 (2.79)

Bedroom 2
10'6 (3.20) max
x 9'5 (2.87) max

Down

FIRST FLOOR



Conservatory
12' (3.66)
x 9'1 (2.77)

Sitting Room
15'7 (4.75) max
x 12'5 (3.78) max

Dining Room
16'4 (4.98) max
x 12' (3.66) max

Kitchen
15'3 (4.65) max
x 10'3 (3.12) max

Bedroom 3 /
Study
11'9 (3.58)
x 8'9 (2.67)

Hall
11'8 (3.56)
x 6'3 (1.91)

Utility
10'5 (3.18)
x 5'2 (1.57)

Up

Porch
11'2 (3.40) x 3'7 (1.09)

GROUND FLOOR

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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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



“I would describe my home as warm, bright and conveniently positioned to local shops and market.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0953-2815-6058-9798-2455

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: ///latched.munch.evenly

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SOWERBYS



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