

THE STORY OF

3 Northwell Pool Road

Swaffham, Norfolk

SOWERBYS



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3 Northwell Pool Road

Swaffham, Norfolk
PE37 7HW

Brick and Flint Semi-Detached Period Cottage

Perfect Holiday Home or Holiday Let

Filled with Character and Charm

Located in a Historic Market Town

Recently Rejuvenated and Presented in a Very Good Order

No Onward Chain

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com

Positioned perfectly within the historic market town of Swaffham is this charming two-bedroom brick and flint period cottage. Sitting just on the edge of the bustling town, the property has been recently rejuvenated and been freshly redecorated throughout and is now ready for its new owners.

Whilst there is a front door it is rarely used and the side door is the primary door used, entering through a small porch. On the right-hand side is the family bathroom, positioned perfectly within the house for those days that call for a long muddy walk, giving the perfect place to come in and get cleaned up.

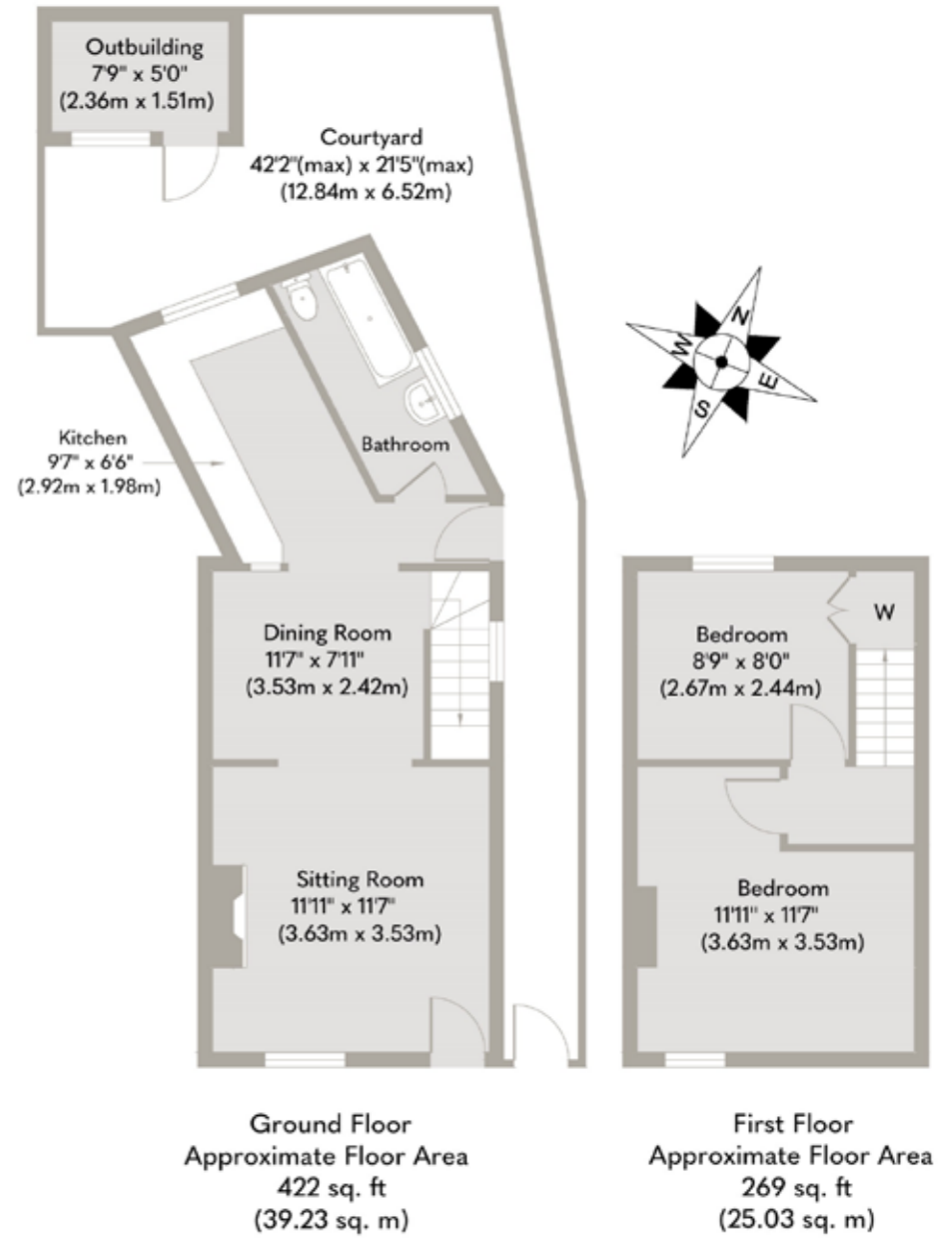
At the rear of the property is a bespoke hand-built kitchen, which leads through to the dining room. Following on from here is the sitting room, with a brick-built open fireplace which is the standout feature of this room. Upstairs there are two bedrooms.

Outside and to the rear there is an easy to maintain courtyard garden, big enough to host a summer barbeque. There is also a brick-built outbuilding that could be converted to an out door office if needed or could easily be used as is.





Outbuilding
 Approximate Floor Area
 39 sq. ft
 (3.66 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.

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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



“Sitting just on the edge of the bustling town, the property has been recently rejuvenated and been freshly redecorated throughout.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2071-3400-2704-4285

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: ///grudges.splashes.ranch

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

