



THE STORY OF

35 Watton Road

Swaffham, Norfolk

SOWERBYS



THE STORY OF

35 Watton Road

Swaffham, Norfolk
PE37 7XA

1/3 Acre Plot

Two Reception Rooms

Recently Fitted Kitchen/Breakfast Room

Family Bathroom and Downstairs WC

Three Double Bedrooms

Conservatory and Utility Room

Close to Amenities, Schools and Town Centre

Wealth of Original Features

Off Road Parking

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Nestled in a prime town centre location, this charming three-bedroom detached cottage effortlessly blends period features with modern living. Set within a generous 1/3-acre plot, the property is a dream come true for any garden enthusiast, offering ample space to create your private sanctuary. With its unbeatable location, timeless charm, and expansive grounds, this cottage provides a rare opportunity to enjoy the best of town centre living, all while maintaining a sense of privacy and tranquillity. Perfect for those seeking a home full of character and convenience or visiting the nearby North Norfolk coast.

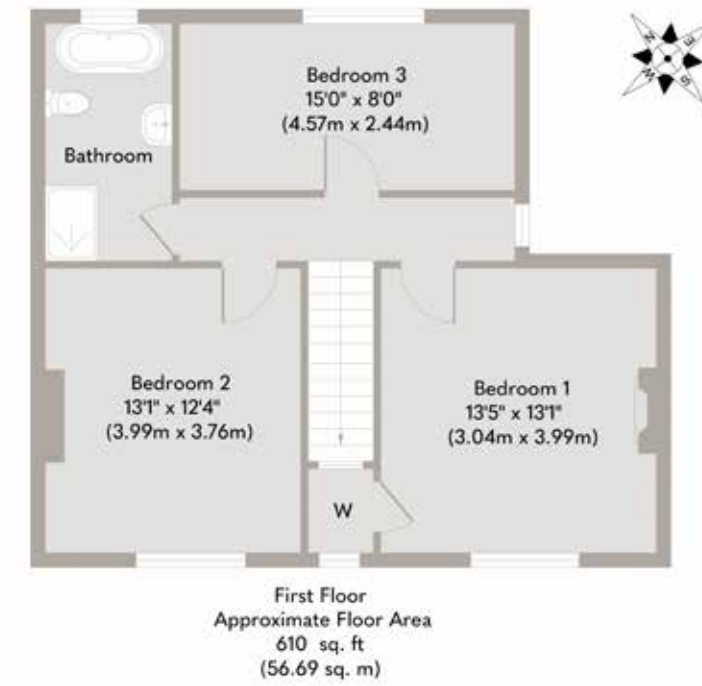
The heart of the home is the recently re-fitted kitchen. The adjacent conservatory offers lovely views of the garden, making it a perfect spot to unwind while watching the wild bird's feed. The garden is ideal for nature lovers, with plenty of space to enjoy outdoor living.

Inside, the cottage features two spacious reception rooms, providing ample space for both relaxing and entertaining. There are three generous double bedrooms, ensuring plenty of room for the whole family or guests. This property offers the perfect blend of character, modern living, and a deep connection to nature, creating a comfortable and inviting environment to call home.



We would describe our home as comfortable, relaxing and tranquil.





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



"We have lived here for approximately 4 years, and in that time we have refurbished our home from top to bottom."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0149-2895-7391-9521-3385

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: ///debut.scowls.finishes

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

