



THE STORY OF
2 Otter Road
Swaffham, Norfolk

SOWERBYS



THE STORY OF

2 Otter Road

Swaffham, Norfolk
PE37 8JE

Large Corner Plot

Four Double Bedrooms

En Suite and Dressing Room to Primary Bedroom

Further En-Suite, Family Bathroom and WC

Open-Plan Living on Ground Floor

Double Garage and Off Road Parking

Over 9 Years Remaining on NHBC Warranty

Solar PV Panels and Electric Car Charging Point

Easy Access to Amenities and Schools

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Occupying a desirable corner plot at the front of a popular development, 2 Otter Road presents a spacious and energy-efficient home in the heart of Swaffham. Built by respected local developer Abel Homes, this four bedroom detached property combines contemporary comfort with considered design.

Each of the four bedrooms is a true double, offering plenty of space for family life, guests, or flexible working. The principal bedroom includes its own en-suite and a dedicated dressing room—adding a touch of privacy and convenience. The property also benefits from a double garage and generous driveway parking.

Positioned within easy reach of schools, amenities, and transport routes, the location suits both busy households and those seeking a more relaxed pace without losing practical connections.

With just under 10 years remaining on its NHBC warranty, the property also provides valuable peace of mind for the years ahead—an added layer of reassurance that complements its move-in-ready appeal.





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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.

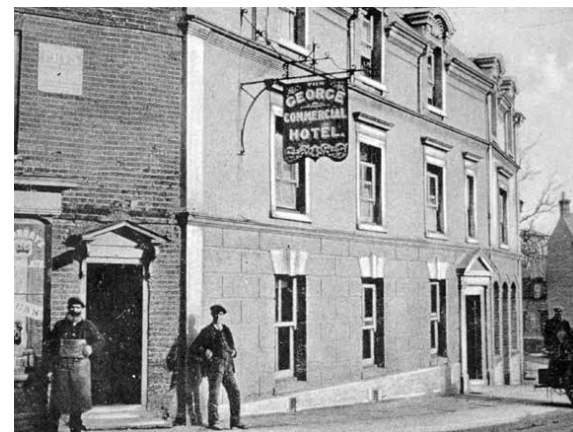
The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

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 Sowerbys



Plowright Place, Swaffham

"Positioned within easy reach of schools, amenities, and transport routes, the location suits both busy households and those seeking a more relaxed pace without losing practical connections."



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Solar PV panels and electric car charging point.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref:- 0431-3882-7684-9295-7761

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: ///perfectly.instance.proven

AGENT'S NOTE

As of April 2025, the property has 9 years and 8 months remaining of its 10 year NHBC warranty.

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.



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