



THE STORY OF

# 46 Whitsands Road

*Swaffham, Norfolk*

SOWERBYS





THE STORY OF

# 46 Whitsands Road

Swaffham, Norfolk  
PE37 7BY

---

Spacious Detached Family Home

Four Reception Areas

Open Plan Kitchen-Diner

Downstairs Shower Room and Upstairs Bathroom

En-Suite and Dressing Room  
to Principal Bedroom

Three Further Bedrooms (Two with En-Suites)

Garage with Studio Above

Close to Town Centre Amenities

Tastefully Presented Throughout

---

**SOWERBYS DEREHAM OFFICE**

01362 693591

[dereham@sowerbys.com](mailto:dereham@sowerbys.com)



Set just a short distance from the heart of Swaffham town centre, this spacious detached family home offers a lifestyle which balances comfort, versatility and convenience. Thoughtfully arranged and tastefully presented throughout, the property is ideal for families or those looking to upsize without compromising on location or flexibility.

The home features four distinct reception areas, providing plenty of space for both relaxed everyday living and more formal entertaining. Whether you're working from home, hosting guests, or simply in need of adaptable family space, this layout offers the freedom to shape the home around your lifestyle.





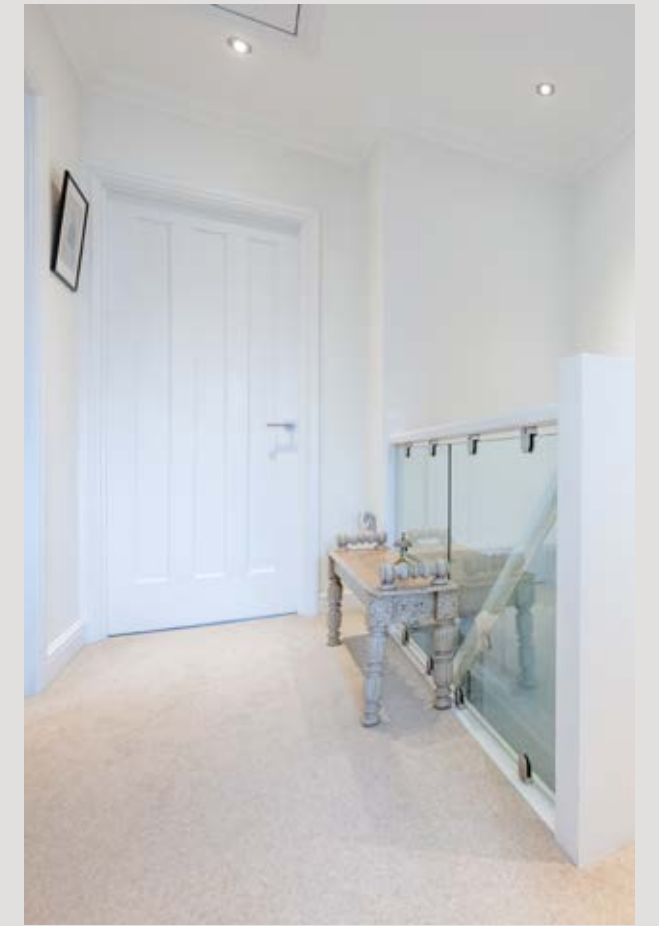


At the heart of the property is a bright, open-plan kitchen/diner - designed for both function and sociability. It forms a natural gathering point for family meals or casual conversations over coffee, with direct access to the living areas and garden beyond.



Upstairs, the principal bedroom offers a calm and private retreat, complete with a generous dressing room and a well-appointed en-suite. Two further bedrooms benefit from their own en-suites, with the fourth bedroom served by a family bathroom. A downstairs shower room adds further practicality for busy households or visiting guests.









An added highlight of this home is the garage with a studio above - a highly versatile space which could serve as a home office, creative studio or additional accommodation - subject to relevant planning.



With all of this located just moments from the shops, schools and amenities of Swaffham town centre, this home offers the perfect combination of modern family living in a well-connected and welcoming community.







First Floor  
Approximate Floor Area  
927 sq. ft  
(86.11 sq. m)



Outbuilding  
Approximate Floor Area  
551 sq. ft  
(51.20 sq. m)



Ground Floor  
Approximate Floor Area  
1,509 sq. ft  
(140.21 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://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 Sowerbys*



“There are so many spaces in the garden to relax with friends, family - or simply on your own with a coffee and a good book.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 2780-1871-4171-6121-2950

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: ///summaries.intervals.novelists

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

