



THE STORY OF

17 The Pightle

Swaffham, Norfolk

SOWERBYS



THE STORY OF

17 The Pightle

Swaffham, Norfolk
PE37 7DF

Striking Self-Built Townhouse Located on the
Popular Pightles Development in Swaffham

4/5 Bedrooms and Versatile Living Options

Stylish, Light-Filled Interiors with
Modern Finishes Throughout

High-Quality Fixtures and Fittings Throughout

Flexible Layout with Multiple Reception
Rooms and Adaptable Bedroom Spaces

Contemporary Open-Plan
Kitchen and Living Area

Beautifully Landscaped Garden

Moments from Swaffham Town Centre

A Truly Distinctive Home that Blends
Character, Comfort, and Lifestyle Appeal

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Positioned on the highly regarded Pightle development, this exceptional self-built townhouse is a true one-of-a-kind. Beautifully arranged over three spacious floors, the home offers a wonderfully flexible layout with 4/5 bedrooms, making it perfect for growing families, multi-generational living, or those who love to entertain in style.

From the moment you arrive, the attention to detail and sense of pride in the build is clear. Every element has been carefully considered to combine character, quality, and comfort in equal measure. The light-filled interior boasts generous living spaces, contemporary finishes, and thoughtful touches throughout - from sleek bathrooms and versatile reception rooms to well-proportioned bedrooms that can be tailored to suit your lifestyle.

At the heart of the home is the modern open-plan kitchen and living area - a perfect social hub that flows beautifully into the landscaped gardens beyond. Whether you're enjoying family breakfasts, hosting friends, or relaxing with a book on the patio, this home adapts effortlessly to every occasion.

Step outside and you'll find a beautifully landscaped garden that offers both privacy and peace, with carefully curated planting, space to entertain, and a true sense of escape. It's a wonderful retreat just moments from the buzz of the town.

Set within easy reach of Swaffham's charming town centre—with its independent shops, cafes, schools, and countryside walks—this is a property that blends modern town living with comfort, style, and space.

If you're looking for something distinctive, beautifully designed, and brimming with lifestyle appeal, this is one to view.





...the attention to detail and sense of price in the build is clear.





...offers both privacy and peace, with carefully curated planting, space to entertain and a true sense of escape.





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



"...this is a property that blends modern town living with comfort, style and space."



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 8703-4396-9239-6297-4213

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: ///pinch.dragging.dried

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

