



THE STORY OF

# 28 Haspalls Road

*Swaffham, Norfolk*

SOWERBYS





THE STORY OF

# 28 Haspalls Road

Swaffham, Norfolk  
PE37 7NZ

---

Walking Distance to Town Centre Amenities

Three Versatile Reception Rooms

Four Generous Double Bedrooms

En-Suite to Principal Bedroom

Bright South-Facing Rear Garden

Spacious Kitchen with Utility Room

Flexible Study Ideal for Home Working

Family Bathroom and Downstairs WC

Off-Road Parking and Detached Garage

Easy Access to A47 For Commuting

---

**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com





Situated along the well-regarded Haspalls Road in Swaffham, this impressive detached residence offers a superb combination of space, flexibility and convenience. Within walking distance of the town centre, a wide range of amenities, schools and leisure facilities are easily accessible, while excellent access to the A47 ensures seamless travel for those commuting further afield.

The ground floor provides a thoughtfully designed layout with three versatile reception rooms. The generous sitting room creates a welcoming environment for family life or entertaining, while the formal dining room offers an elegant setting for special occasions. A front-facing study is ideal for home working, and the bright sun room to the rear invites natural light throughout the day, with direct access to the south-facing garden.

At the heart of the home lies a well-appointed kitchen, complete with adjoining utility room and access to the rear garden. A downstairs WC enhances everyday practicality.

Upstairs, four true double bedrooms ensure no compromise on space. The principal bedroom benefits from a private en-suite, while the remaining rooms are served by a well-fitted family bathroom. Ample built-in storage throughout the property supports a tidy and organised lifestyle.

Outside, the south-facing rear garden offers a peaceful retreat, ideal for outdoor dining or relaxation across the seasons. To the front, a private driveway provides off-road parking and leads to a generous garage, offering additional storage.

This is a home that delivers space, function and comfort in equal measure, perfectly aligned with the demands of modern family living in the heart of Swaffham.

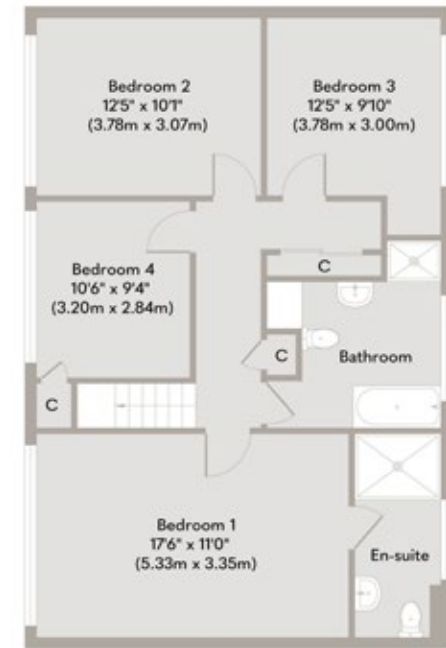




Four double bedrooms ensure room for everyone, with the principal suite offering a touch of private luxury...







First Floor  
Approximate Floor Area  
816 sq. ft  
(75.80 sq. m)



Garage



Ground Floor  
Approximate Floor Area  
960 sq. ft  
(89.16 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*



"A sun-drenched, south-facing garden – the perfect spot for relaxing or entertaining, year-round."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 2335-6327-5400-0613-8226

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: ///finalists.dating.stand

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

