



INTRODUCING

57 Mill Farm Nurseries

Swaffham, Norfolk

SOWERBYS



THE STORY OF

57 Mill Farm Nurseries

Swaffham, Norfolk
PE37 7PJ

Offered Chain Free

Three Double Bedrooms

Generous Private Plot

Close to Town Centre
Amenities

Modern Shower Room

Newly Renovated Throughout

Modern Fitted Kitchen with
Integrated Appliances

Garage and Off Road Parking

Spacious Sitting Room
with Feature Log Burner

SOWERBYS DEREHAM OFFICE

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Offered chain free, this is a home designed for convenience, comfort, and practical living. Recently renovated throughout, it combines modern finishes with a layout that works well for both day-to-day life and entertaining.

Set on a generous private plot, the property provides a good balance of indoor and outdoor space. The spacious lounge is centred around a feature log burner, creating a focal point for relaxing evenings, while the newly fitted kitchen comes complete with integrated appliances for a streamlined, low-maintenance lifestyle.

There are three double bedrooms, giving flexibility for family, guests, or home working. A modern shower room adds to the overall ease of living. The property also benefits from off-road parking, a garage, and a private garden space.

Its location offers a real advantage - just a short distance from Swaffham town centre. Shops, cafes, and local services are all within easy reach, making daily routines straightforward without needing to travel far.



We would describe our home as peaceful, bright and homely.





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 the Vendor



“Our favourite spot is the south facing rear garden, its the perfect sun trap.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 6000-4393-0122-0320-3253

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: ///swoop.umpires.objecting

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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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