



BUTTERMERE

A FRESH CHAPTER BESIDE SWAFFHAM'S HISTORY

Pedlar House

— J & J —
PROPERTIES

NORFOLK LTD.



INTRODUCING

Pedlar House

London Road, Swaffham, Norfolk
PE37 7DW

Four Well-Proportioned Bedrooms,
Each with Built-In Wardrobes

Principal Bedroom with Contemporary
En-Suite Shower Room

Spacious Open-Plan Kitchen and Family Living Area

Dedicated Dining Area Ideal for Family
Meals and Entertaining

Separate Home Office, Perfect for Remote Working or Study

Utility Room and Ground Floor Cloakroom

Accommodation Extending to Approximately 1,893 Sq. Ft.

Generous Enclosed Rear Garden with Direct Gated Access

Designated Off-Road Parking, Air Source
Heating and EV Charging Provision

Exclusive Development Within Walking Distance of
Swaffham Town Centre, Schools and Local Amenities

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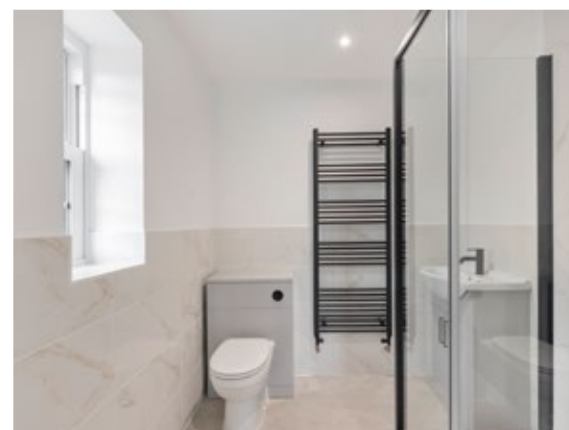
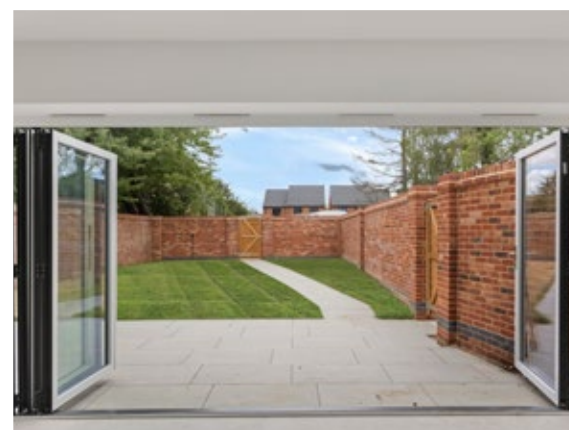
Pedlar House is an impressive new detached home occupying a prominent position at the entrance to this exclusive development. Extending to approximately 1,893 sq. ft., it combines contemporary design, generous accommodation and the individuality of a small bespoke scheme.

The heart of the home is the expansive open-plan kitchen, dining and family space, designed for everyday living and entertaining. The flexible layout provides plenty of room for busy mornings, family meals and relaxed gatherings, while a separate home office creates a practical setting for remote working or study. A utility room and cloakroom add further convenience to the ground floor.

Upstairs are four well-proportioned bedrooms, each with built-in wardrobes for excellent storage. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, creating comfortable accommodation for family and guests.

Outside, the generous enclosed rear garden offers excellent scope for summer entertaining, children's play or gardening. A designated parking area to the rear provides convenient off-road parking, with direct gated access into the garden to make unloading shopping and everyday tasks easier.

Designed with energy efficiency in mind, Pedlar House includes air source heating, EV charging provision and the reassurance of a 10-Year Professional Consultants Certificate, helping to deliver lower running costs alongside long-term peace of mind.





SPECIFICATION

External Finishes

- Brick and render construction
- Red clay roof tiles
- Aluminium guttering and downpipes
- Anthracite uPVC sash double-glazed windows
- Anthracite uPVC external doors
- Grey Bi-fold patio doors
- Blue stone driveway
- Porcelain paved patio
- Turfed rear garden
- Brick retaining walls where applicable
- Contemporary external up-and-down lighting
- EV charging point
- External roof lantern

Kitchen Finishes

- Contemporary fitted kitchen
- Quartz worktops with matching upstands
- Central island
- Integrated fitted oven
- Integrated hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Splashback behind cooker
- Black kitchen ironmongery

Utility Room

- Matching fitted utility cabinetry
- Quartz worktops
- Tiled flooring

Internal Finishes

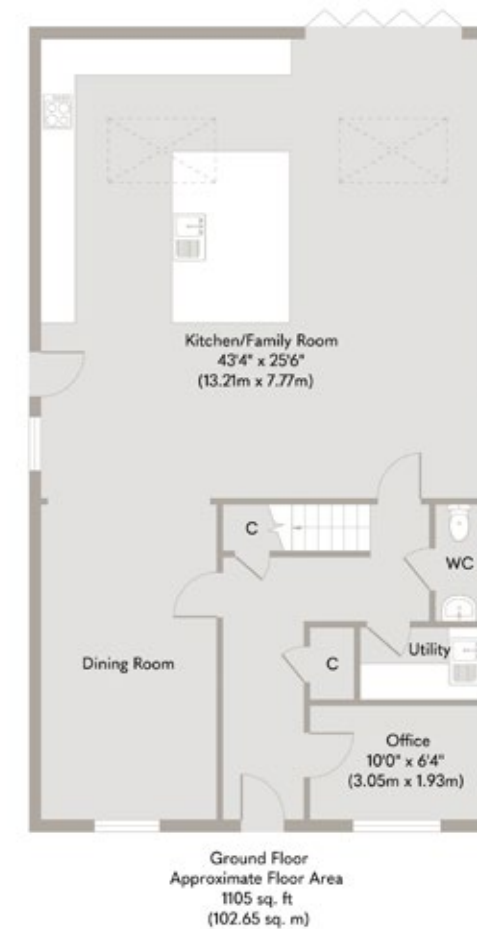
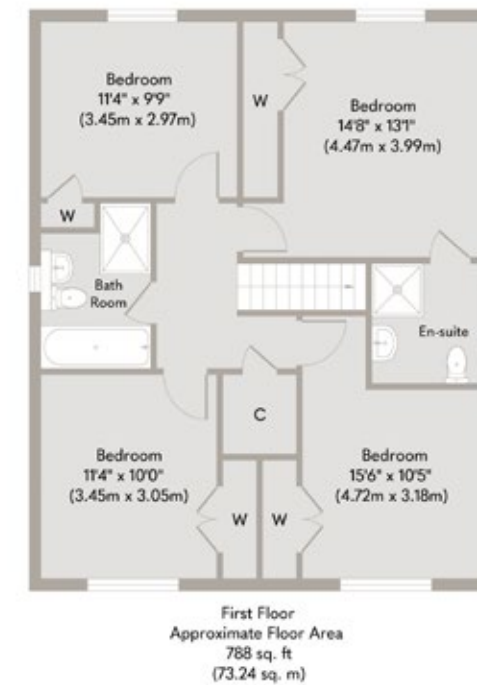
- Air Source Heat Pump (ASHP) heating system
- Underfloor heating to the ground floor
- Radiators to the first floor
- Tiled flooring to reception rooms, kitchen, utility room and bathrooms
- Carpet to bedrooms and landings
- Oak and glass staircase
- Oak internal doors
- White painted skirting boards and architraves
- White electrical sockets throughout
- Telephone, television and broadband provision
- Mains fitted smoke detection system
- Fitted wardrobes to selected bedrooms

Bathroom Finishes

- Contemporary fitted bathrooms, en-suites and cloakrooms
- Black taps and shower fittings
- Mixer showers
- Heated towel rails
- Tiled wall finishes to shower/bath areas
- Contemporary sanitaryware

DEVELOPER DESCRIPTION

J&J Properties is a locally respected developer committed to building homes that combine thoughtful design, quality materials, and lasting value. With every project, they focus on creating spaces that reflect how people truly live - comfortable, functional, and beautifully finished. Their developments across Norfolk are known for blending seamlessly into their surroundings while offering the modern conveniences today's buyers expect.



Total Approximate Floor Area 1,893Sq. Ft. / 175.87 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.

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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', which inspired the name Buttermere.

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.



BUTTERMERE



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump and underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///useful.beaker.introduce

AGENT'S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

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

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