

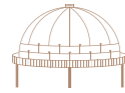
BUTTERMERE

A FRESH CHAPTER BESIDE SWAFFHAM'S HISTORY

Market House and Merchant House

— J & J —
PROPERTIES

NORFOLK LTD.



INTRODUCING

Market House and Merchant House

London Road, Swaffham, Norfolk
PE37 7DW

Four Well-Proportioned Bedrooms Offering Flexible Living

Two En-Suite Shower Rooms plus a Family Bathroom

Ground Floor Cloakroom for Added Practicality

Accommodation Extending to Approximately 1,454 Sq Ft

Attached Garage with Electric Door

Generous Enclosed Rear Gardens

Air Source Heating for Energy-Efficient Living

EV Car Charger Installed

10-Year Professional Consultants

Certificate for Peace of Mind

Exclusive Cul-De-Sac Setting Within Easy Reach
of Swaffham Town Centre and Local Amenities

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com



A well-considered pair of new homes, Market House (Plot 4) and Merchant House (Plot 5) form part of the same small, bespoke cul-de-sac development at Buttermere, offering a balance of modern living and a more private setting than is typically found in larger schemes. Positioned within easy reach of Swaffham's town centre, the location combines convenience with a quieter residential environment.

Extending to approximately 1,454 sq ft, the properties have been designed with a focus on space and usability. The main living areas lend themselves to both day-to-day routines and more sociable occasions, while the overall layout allows for flexibility. The inclusion of two en-suites adds a practical edge.

Attention has also been given function, with an attached garage with electric door and additional parking provide convenience, while the enclosed rear gardens are notably generous, offering space that can be adapted over time, whether for entertaining, gardening or simply as a manageable outdoor area.

Built with efficiency in mind, the properties benefit from air source heating and EV charging capability, aligning with modern expectations for energy-conscious living. The addition of a 10-year Professional Consultants Certificate offers reassurance for buyers looking for a newly built home with long-term peace of mind.

Market House and Merchant House present an opportunity to secure a contemporary home within a thoughtfully planned development, where the scale and setting create a more considered alternative to larger, higher-density estates.





SPECIFICATION AT BUTTERMERE

External Finishes

- Red brick construction
- Grey roof tiles
- Anthracite grey fascias and soffits
- Aluminium guttering with plastic downpipes
- Anthracite grey double-glazed windows and patio doors
- Single garage with electrically operated anthracite grey up-and-over garage door and additional personal door
- Granite chip driveways
- Slabbed patios and landscaped turfed gardens
- Close-board timber fencing
- Contemporary external lighting
- EV charging point positioned at the entrance of the garage

Internal Finishes

- Samsung air source heat pump heating system
- Underfloor heating to ground floor
- Radiators to upper floors
- LVG tiled flooring to hallway, kitchen, utility room and bathrooms
- Carpeted flooring to reception rooms, bedrooms, stairs and landings
- Softwood staircase with oak

- spindles, rails and capping
- Oak veneered internal doors
- White painted skirting boards and architraves
- White electrical sockets throughout
- Television, telephone and broadband points provided
- Building Control compliant smoke detection system

Kitchen Finishes

- Matte sage Green, contemporary shaker style fitted kitchen
- Quartz worktops
- Integrated 'Lamona' oven, hob, extractor, fridge/freezer and dishwasher
- Matte black 'Quartz' sink with additional rinse sink and chrome mixer tap

Bathroom Finishes

- Fully fitted bathrooms, en-suites and cloakrooms
- Sanitaryware, taps, bath fittings and shower fittings
- Mixer showers supplied via air source heat pump system
- Heated towel rails to all bathrooms and en-suites

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.



GROUND FLOOR

Kitchen/Dining Room
20'2" x 19'4" (6.15m x 5.89m)

Sitting Room
20'2" x 11'1" (6.15m x 3.38m)

Garage
22'6" x 10'3" (6.86m x 3.12m)

FIRST FLOOR

Bedroom One
15'9" x 11'1" (4.80m x 3.38m)

Bedroom Two
15'0" x 10'1" (4.57m x 3.07m)

Bedroom Three
10'6" x 8'2" (3.20m x 2.49m)

Bedroom Four
10'6" x 8'2" (3.20m x 2.49m)

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.



Note from Sowerbys



“Designed with a focus on space and usability.”



SERVICES CONNECTED

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

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: ///verse.nightfall.proofread

AGENT'S NOTE

Some images used have been virtually renovated to show what the completed build will look like 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

Land & New Homes Specialists

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ