

BUTTERMERE

A FRESH CHAPTER BESIDE SWAFFHAM'S HISTORY

The Buttercross and The Crossways

J & J
PROPERTIES
NORFOLK LTD.

INTRODUCING

The Buttercross and The Crossways

London Road, Swaffham, Norfolk
PE37 7DW

Four Bedrooms, Two En-Suite Shower Rooms Plus a Contemporary Family Bathroom

Kitchen/Dining Space Designed for Modern Day-to-Day Living

Separate Utility Room Keeping Practical Tasks Out of Sight

Ground Floor Cloakroom for Added Convenience

Spacious Sitting Room Providing a Comfortable Retreat

Integral Garage with Electric Door

Enclosed Rear Garden, Ideal for Low-Maintenance Outdoor Use

Air Source Heating for Energy-Efficient Living

EV Car Charger Installed for Future-Ready Convenience

Small, Bespoke Cul-De-Sac Setting Combining the Benefits of a New Home with a more Private, Less Crowded Environment

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A thoughtfully designed pair of new homes, The Buttercross (Plot 2) and The Crossways (Plot 3) form part of a small, bespoke cul-de-sac development within easy reach of Swaffham's town centre. Offering the advantages of a brand-new build - modern efficiency, low maintenance and up-to-date specification, these homes are set apart by the intimacy of their setting, avoiding the scale and uniformity often found in larger developments.

The accommodation extends to approximately 1,346 sq ft, with a clear emphasis on functionality and comfort. The kitchen and dining space acts as a natural hub of the home, with separate utility room helps keep the main living areas uncluttered. A sitting room provides a more relaxed setting to unwind, and the inclusion of a cloakroom adds further convenience. Upstairs, four bedrooms offer flexibility for growing families, visiting guests or those working from home. Two of the bedrooms benefit from their own en-suite facilities, creating a sense of privacy and practicality, while the remaining rooms are served by a well-appointed family bathroom.

Externally, Off-road parking and an integral garage with electric door provide security and storage, and an enclosed rear garden. With air source heating, an EV car charger, and the reassurance of a 10-year Professional Consultants Certificate, these homes are well equipped for modern, efficient living.

The Buttercross and The Crossways present an excellent opportunity to acquire a newly built home in a carefully planned development, combining practicality, efficiency and great location.



















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 integrated 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 up-and down lighting
- EV charging point positioned at the entrance of the garage
- External water tap to rear garden

Internal Finishes

- Samsung air source heat pump heating system zoned with Heatmizer thermostats
- Underfloor heating to ground floor
- Radiators to upper floors
- LVT tiled flooring to hallway, kitchen, utility room and bathrooms
- Carpeted flooring to reception rooms, bedrooms, stairs and landings
- Softwood staircase with part oak hand rails and capping.
- Oak veneered internal doors with internal door handles being matte black in all units
- White painted skirting boards and architraves
- White electrical sockets throughout
- Television, telephone and broadband points provided
- Building Control compliant smoke detection system

Kitchen Finishes

- Navy blue contemporary shaker style fitted kitchen
- Quartz/stone effect laminated worktops and upstands
- Integrated ‘Lamona’ oven, four ring hob, extractor, fridge freezer and dishwasher
- Standard ‘Quartz’ sink with additional rinse sink and chrome mixer tap

Utility Room

- Navy blue contemporary shaker style fitted units
- Stainless steal sink with 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

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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
14'8'' x 12'4'' (4.47m x 3.76m)

Sitting Room
21'2'' x 11'2'' (6.45m x 3.40m)

Garage
21'8'' x 10'4'' (6.60m x 3.15m)

FIRST FLOOR

Bedroom One
21'9'' x 10'1'' (6.63m x 3.07m)

Bedroom Two
11'3'' x 10'8'' (3.43m x 3.25m)

Bedroom Three
15'7'' x 6'9'' (4.75m x 2.06m)

Bedroom Four
12'1'' x 7'5'' (3.68m x 2.26m)

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.

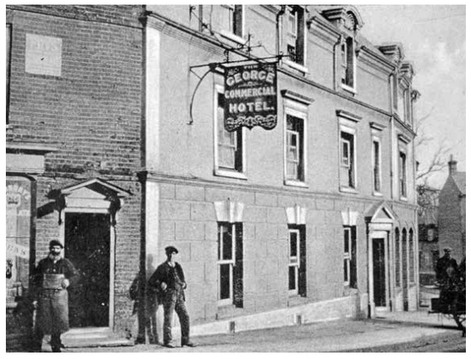
The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

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



"A thoughtfully designed pair of new homes within a bespoke cul-de-sac setting."

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

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