



THE STORY OF

# Flint House

*Swaffham, Norfolk*

**SOWERBYS**



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# Flint House

1 Ceres Drive, Swaffham  
Norfolk, PE37 8PD

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Modern Detached Family Home  
Beautifully Presented High Specification Finish  
Highly Desirable Position  
Spacious and Versatile Accommodation  
Dual-Aspect Living Room  
Open Plan Kitchen/Dining Room  
Principal Bedroom with En-Suite  
Beautifully Landscaped Garden  
Driveway Parking and Garage  
Close to Local Amenities and Schools

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Flint House represents more than just a move - it marks the beginning of a new chapter. For the current owners, it was their first step towards a long-held dream of living in Norfolk, and over the past four years it has become a home defined as much by its sense of community as by its space and light.

Positioned on one of the largest plots within the development, the house immediately offers a feeling of openness. Inside, that sense continues, with well-proportioned rooms and a natural flow that makes everyday living feel effortless. The atmosphere is unmistakably welcoming - a home that has been as well suited to quiet moments as it has to hosting friends and family.

At its heart lies the open-plan kitchen, dining and snug - a space that perfectly reflects the way the house is lived in. French doors open onto the garden, drawing light deep into the room and creating an easy connection between inside and out. It is here that much of life unfolds, from relaxed mornings to lively evenings entertaining. A separate dual-aspect sitting room echoes this same connection, with its own French doors and a calmer, more retreat-like feel.

“The french doors open onto the garden - its perfect for hosting and entertaining,”

Upstairs, the layout continues to offer both comfort and flexibility, with generous bedrooms arranged around a central landing. The principal suite, provides a private and restful space, while the remaining rooms adapt easily to family life or visiting guests.





Outside the gardens have been beautifully landscaped with a patio perfect for alfresco dining and even a hot tub area positioned in a secluded corner at the foot of the garden. Gated side access leads to the detached garage featuring an automated door, power and lighting as well as generous driveway parking.

Beyond the house itself, the lifestyle on offer is equally compelling. From the front door, it is an easy walk into Swaffham's historic market town centre - a place that has become central to daily life, whether enjoying the market, local pubs or time spent with friends made along the way. The surrounding area offers a natural extension to this, with open spaces around the development and the nearby village of Castle Acre providing endless opportunities for walking and exploring.

“We love wandering round town enjoying the market and local pubs and places to eat. We also love the short drive to Castle Acre for long walks around the pretty village and surrounding area”

Over the last few years, since new, the house has been carefully maintained with a contemporary approach, ensuring it remains both current and comfortable, without losing its warmth.

Described simply by its owners as happy, light and spacious, Flint House is a home that offers not only room to live, but a genuine sense of belonging.



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



“This was the first step of our big dream move to Norfolk and we have loved living here.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 0330-3969-0140-2392-4581

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: ///should.handsets.private

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# SOWERBYS

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