



THE STORY OF

Carmelite House

Swaffham, Norfolk

SOWERBYS



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Carmelite House

10 Pitt Lane, Swaffham, Norfolk
PE37 7DA

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Located in the Heart of the
Historic Market town of Swaffham

A Detached Period Home

Three Double Bedrooms, one with a Private
En-Suite and a Separate Family Bathroom

Wonderful Family Room with Cosy Log Burner

Generous South-Facing Garden,
with Two Outdoor Entertaining Areas

Parking for Several Cars on the
Driveway and a Single Carport

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“This is a light, spacious and cosy home.”

Carmelite House is located in the heart of Swaffham and whilst it is only a short walk to the town square - and all the amenities it has to offer - but sits further enough back to enjoy a calm and quiet setting.

Whilst the property does have a front door it is rarely used and the property is entered mainly through the side entrance into the utility/boot room. From here we move into the lovely shaker-style kitchen where many wonderful meals have been lovingly prepared over the years.

Positioned perfectly next door is a wonderful family room with space enough for a large dining table to one side and the ability for a cosy sitting area around the fire.

The ground floor also benefits from a third bedroom, complete with en-suite, and the room has a large glass door leading out into the garden. Our clients loved sitting here and looking outside so much that they converted it into a garden room to get the most out of the views.

Upstairs the property has two good-sized double bedrooms and a family bathroom.



“Outside the back door we have our ‘bistro area’ - it’s great for breakfast and other meals.”





Outside and facing in a southerly direction is the wonderful, landscaped garden which is made up of two halves.

The first half of this green space is mainly laid to lawn with mature hedges and trees bordering it and nearer the property is a brick paved entertaining area.

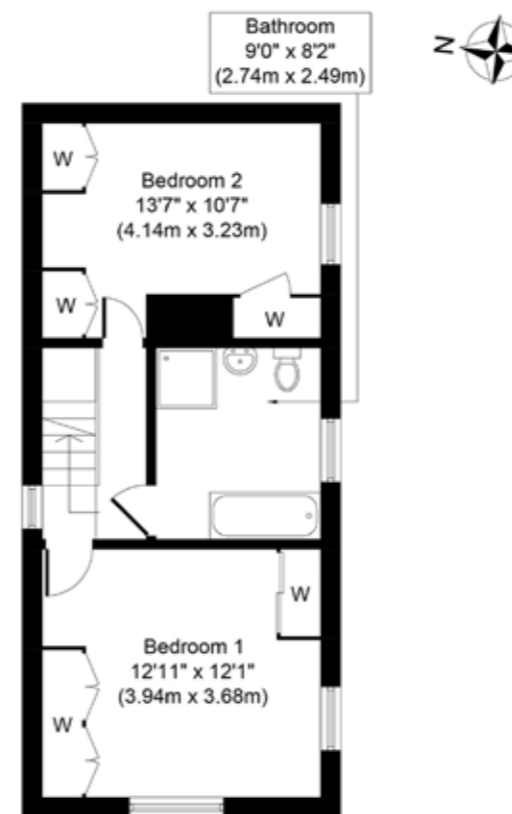
The rear half, or secret garden, is hidden behind a hedge and accessed through a small archway. Here we find another lovely garden, which is again mainly laid to lawn with mature planting, including a magnolia tree which blossoms with lovely large flowers. There's also a wonderful space for those summer barbecues which tend to spill in to the late evening.

The home also benefits from parking for two cars on the driveway and a single car carport.

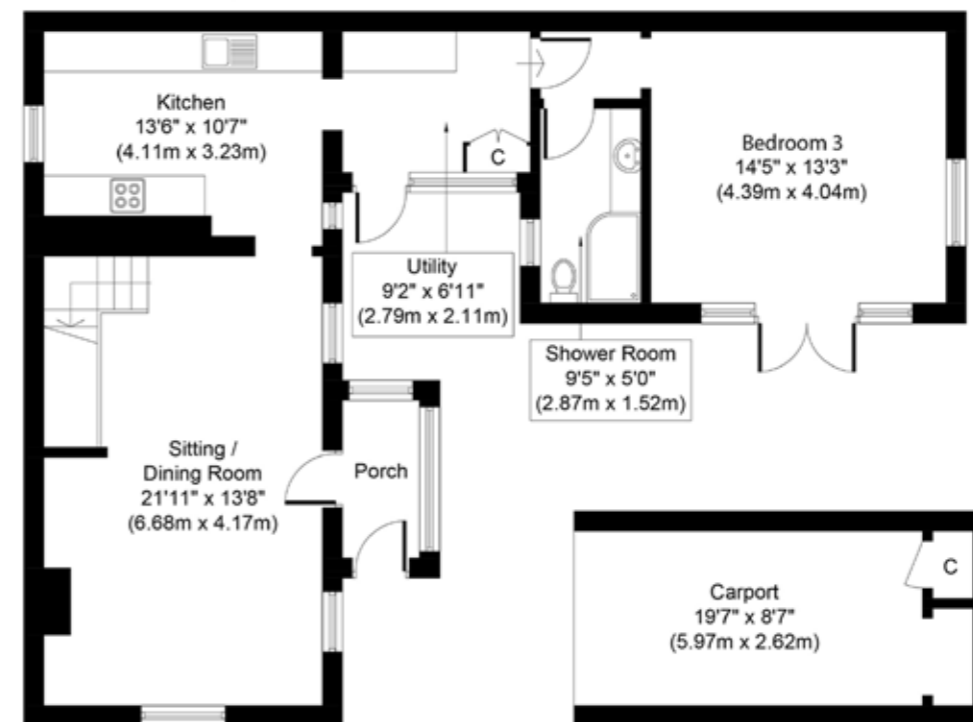




“It’s great being close to the town centre, but living within a quiet enclosed garden.”



First Floor
Approximate Floor Area
449 Sq. ft.
(41.7 Sq. m.)



Ground Floor
Approximate Floor Area
822 Sq. ft.
(76.4 Sq. m.)

(Not Shown In Actual Location / Orientation)

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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ALL THE REASONS

Swaffham

IN NORFOLK
IS THE PLACE TO CALL HOME



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'.

The town also boasts a 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.



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0878-3094-7291-5701-1930

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.

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SOWERBYS



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