



THE STORY OF

Schiehallion

Swaffham, Norfolk

SOWERBYS

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Schiehallion

New Sporle Road, Swaffham,
PE37 7JD

Spacious, Detached Family Home

Open-Plan Kitchen/Dining Room/Sitting Area

Triple Aspect Lounge with an Open-Fireplace

Four Double Bedrooms with Built-In Wardrobes

Family Bathroom and En-Suite to Principal Bedroom

Spacious Drive and Double Garage

Private and Secure Rear Garden

A Great Commuter Location

No Onward Chain

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“The garden views are so lovely and we can sit in the lounge and watch the children play.”

When a home has been truly cherished for more than a decade, it's because there's something to love about it. Schiehallion is a much-loved family home nestled in the heart of Swaffham. With its spacious design, this property has been the heart and soul of a family for the past 13 years. Its prime location provides the perfect balance between tranquillity and convenience, making it an ideal choice for those who commute to King's Lynn or Norwich via the A47.

As you approach Schiehallion, you are immediately captivated by its presence and inviting driveway.

Step inside, and you'll be greeted by a grand reception hall which sets the stage for the rest of this remarkable home. The abundance of natural light in an open layout creates a sense of space and airiness which permeates throughout.

The open-plan kitchen, dining, and sitting area is a true highlight of this home. Whether you're hosting a gathering or simply enjoying a family meal, this space offers the perfect blend of functionality and style. The triple aspect windows flood the room with sunlight, whilst providing breathtaking views of the serene rear garden.



The lounge is another beloved spot within Schiehallion, boasting a cosy open fireplace and further triple aspect windows which showcase the peaceful surroundings. It has been a cherished space for the current owners, providing comfort and relaxation in equal measure.

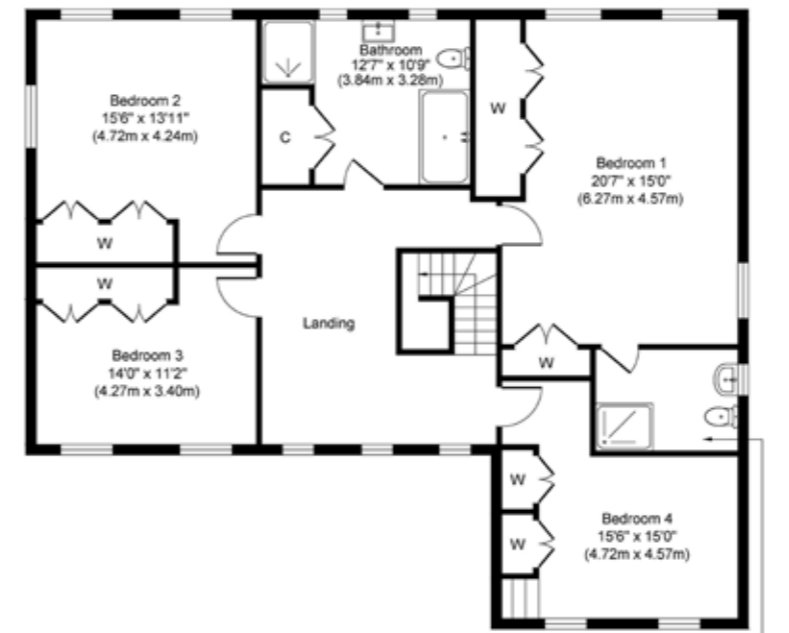
Upstairs, the sense of space and brightness continues. The generous landing leads to four double bedrooms, each thoughtfully designed with built-in wardrobes to maximise storage space. The principal bedroom is a true sanctuary, complete with its own en-suite shower room for added privacy and convenience.



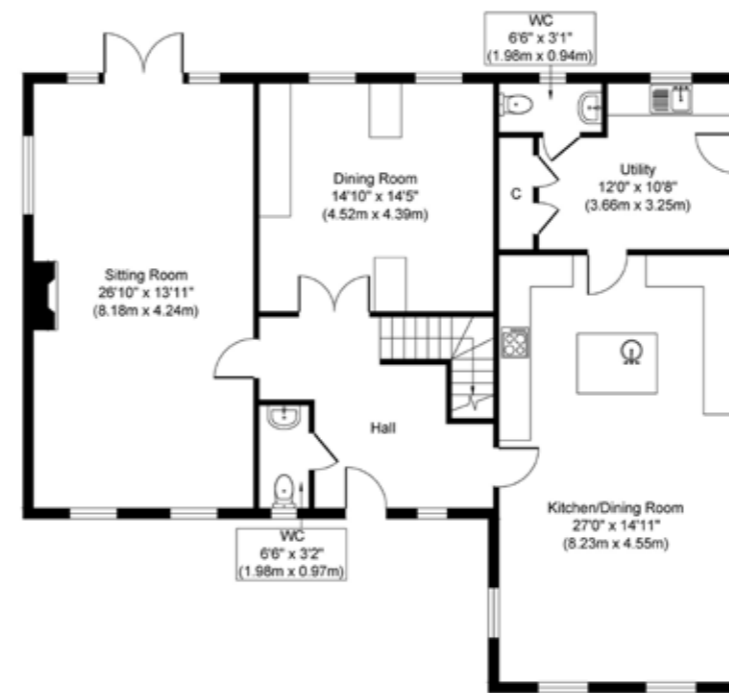
Outside, the front of the property features a spacious drive, providing ample parking for multiple vehicles, and leads to a detached double garage.

The private and secure rear garden is a testament to the love and care the current owners have invested in the property. Surrounded by mature trees and green hedges, it offers a peaceful retreat for outdoor activities and relaxation. The large patio area is perfect for al fresco dining, while the lush lawns and beautiful flower beds add a touch of natural beauty to the landscape.

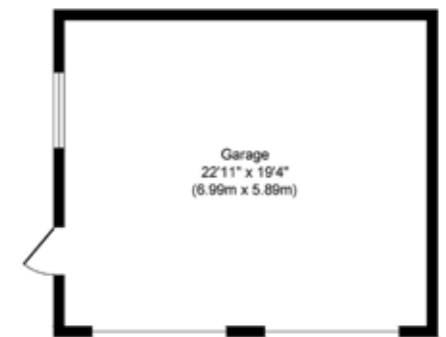
Located in one of Swaffham's most desirable areas, this idyllic home is being offered for sale with no onward chain, allowing the next fortunate owners to begin their own chapter of cherished memories in this remarkable family home.



First Floor
 Approximate Floor Area
 1354 sq. ft
 (125.79 sq. m)



Ground Floor
 Approximate Floor Area
 1354 sq. ft
 (125.79 sq. m)



Garage
 Approximate Floor Area
 443 sq. ft
 (41.15 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.

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.



Note from the Vendor



“Built on an old orchard with countryside around us, it has provided a tranquil, healthy, and safe environment to bring up our children.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:-2100-5908-0822-0125-3473

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: ///relations.prance.schooling

AGENT'S NOTE

Interior furniture has been virtually staged.

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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