



THE STORY OF

11 White Cross Road

Swaffham, Norfolk

SOWERBYS

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Swaffham, Norfolk
PE37 7QY

Spacious Entrance Lobby

Well-Designed Kitchen/Breakfast
Room with Modern Appliances

Convenient Utility Room for Laundry and Storage

Bright Living/Dining Room with Dual
Aspect Windows and Patio Access

Comfortable Principal Bedroom with Serene Garden Views

Two Additional Well-Proportioned
Bedrooms for Family or Guests

Relaxing Bathroom with Modern Fixtures

Separate Cloakroom

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“... perfect for preparing meals and enjoying casual dining.”

Welcome to this wonderfully comfortable three-bedroom detached bungalow, situated in the popular and historic market town of Swaffham. The property boasts a mature wrap-around garden, offering a peaceful and secluded retreat while still being conveniently located a short walk from the town centre.

As you enter the bungalow, you are greeted by a spacious and welcoming outer entrance lobby that leads to an attractive hallway. From here, you can access the large kitchen/breakfast room, which is perfect for preparing meals and enjoying casual dining. The adjoining utility room adds convenience

to everyday tasks. The expansive living/dining room is a highlight of the property, exuding comfort, and bathing in natural light from windows facing south, west, and north. This room opens to a pretty terrace and the beautiful garden beyond, providing a seamless connection between indoor and outdoor living.

The bungalow offers three sizeable bedrooms, one of which the current owners use as an office and library, catering to various needs and preferences. The bathroom features a bath with a shower above it, while a separate cloakroom adds practicality.





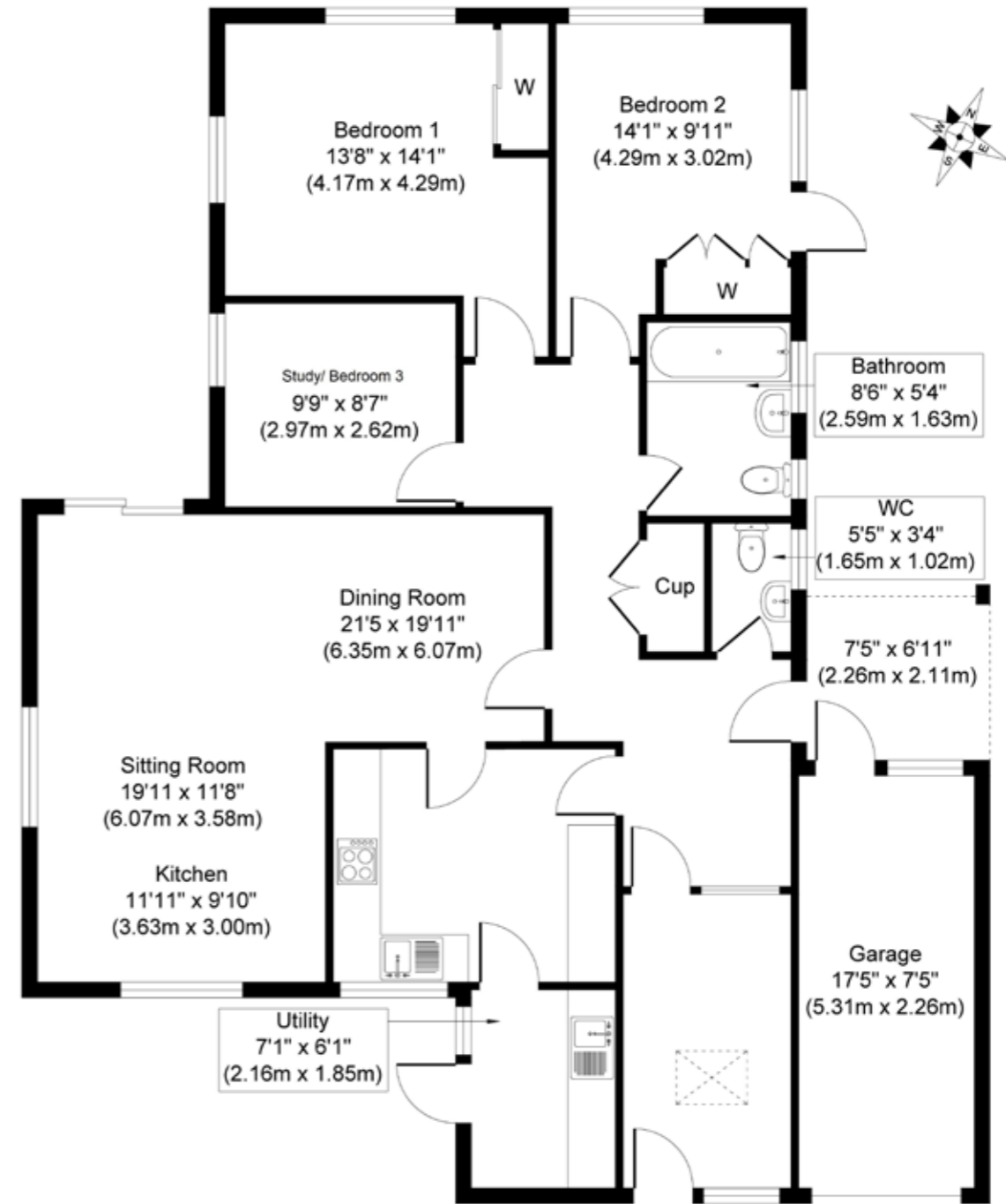
Throughout the property, UPVC double glazing and gas-fired central heating ensure a comfortable and energy-efficient living environment. Ample storage space further enhances the functionality of the bungalow.

Stepping outside, you are surrounded by mature trees, shrubs, and an immaculately maintained area laid to lawn. The abundance of birdlife adds to the serene ambiance of the garden. The property also includes a garden shed, raised vegetable bed, and a garage, providing ample storage options. Off-street parking for up to three cars ensures convenience for residents and guests alike.

The bungalow's location in the popular area of north Norfolk adds to its unique charm. The famed Norfolk coast is only a 45-minute drive away, allowing for easy access to beautiful beaches and coastal attractions. Within a five-minute walk, residents can find the surgery, library, weekly farmer's market, and a community centre, making this property a well-connected and desirable place to call home.

Overall, this practical yet cosy bungalow offers a comfortable and inviting living space, surrounded by the beauty of its mature garden, in a sought-after location.





Ground Floor
Approximate Floor Area
1378 sq. ft
(128.02 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 Sowerbys



“The blossoming flowers are so captivating, throwing pops of colour in the garden.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0215-2880-7597-9624-4151

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: ///mess.graced.zaps

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