



THE STORY OF

3 Captains Close

Swaffham, Norfolk

SOWERBYS

S

THE STORY OF

3 Captains Close

Swaffham, Norfolk,
PE37 8HQ

High-Specification Family Home

Spacious Dual Aspect Sitting Room

Modern Open Plan Kitchen

Generous Dining Room

Principal Bedroom with En-Suite and Dressing Room

Four Further Bedrooms

Stunning Landscaped Garden

Double Garage and Off Road Parking

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“...situated in a quiet cul-de-sac of executive style properties with lovely neighbours.”

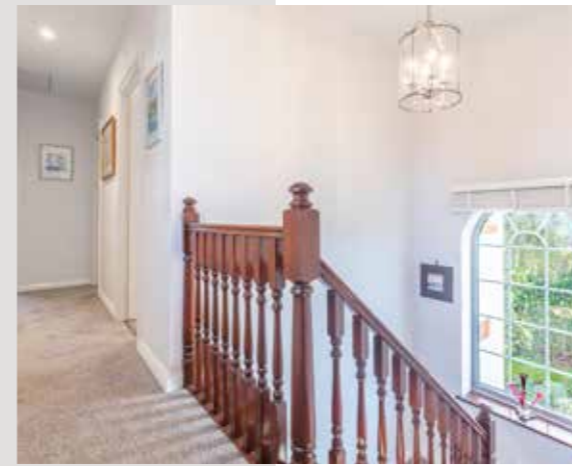
An exceptional family home which has undergone a recent transformation to provide a truly stunning living experience. 3 Captains Close exudes a sense of grandeur and quality from the moment you step through the door. The spacious entrance hall sets the stage with its high ceilings and striking solid wooden staircase leading to the upper level.

On your right, you'll find a generously sized dual-aspect sitting room which features an eye-catching fireplace and access to the rear garden. It is a perfect place to come together and relax after a busy day.

A stylish kitchen showcases modern fitted units and leads into the open plan dining room. For those that love to host, there's ample space, ideal for family gatherings.

The dining room overlooks the beautifully landscaped private rear garden – an ideal setting for summer barbecues. Completing the ground floor is a convenient utility room, a well-appointed WC, study/bedroom and ample storage cupboards, one for coats and shoes and the second for under-staircase storage.





Upstairs, you'll discover four spacious bedrooms, all adorned with new carpets. The principal suite has both a dressing room and a luxurious en-suite shower room, whilst the others are well-served by the family shower room. Additionally a part-boarded loft with power can be found; with a pull-down access ladder for additional storage. This layout caters perfectly to the needs of a growing family.



“The spacious principal bedroom is one of our favourite parts of the home, with a dressing room and en-suite.”



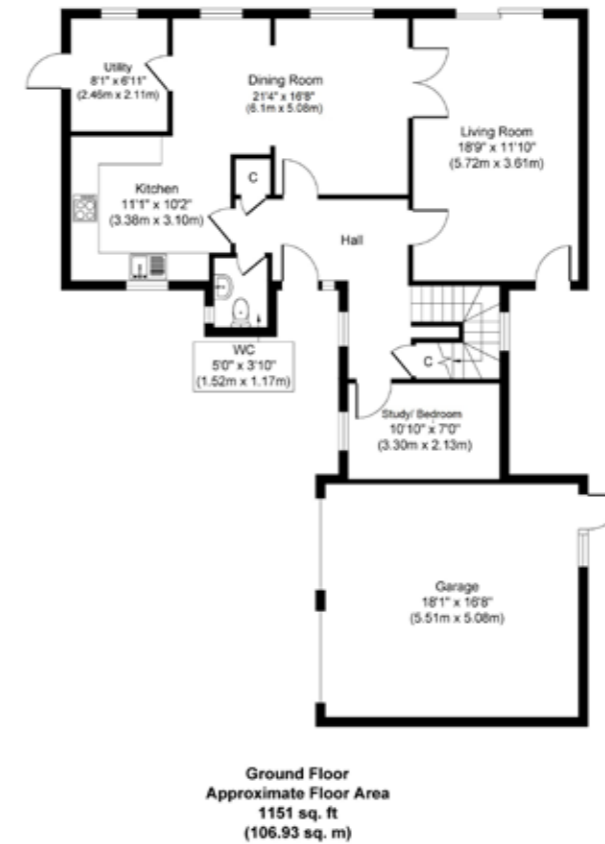
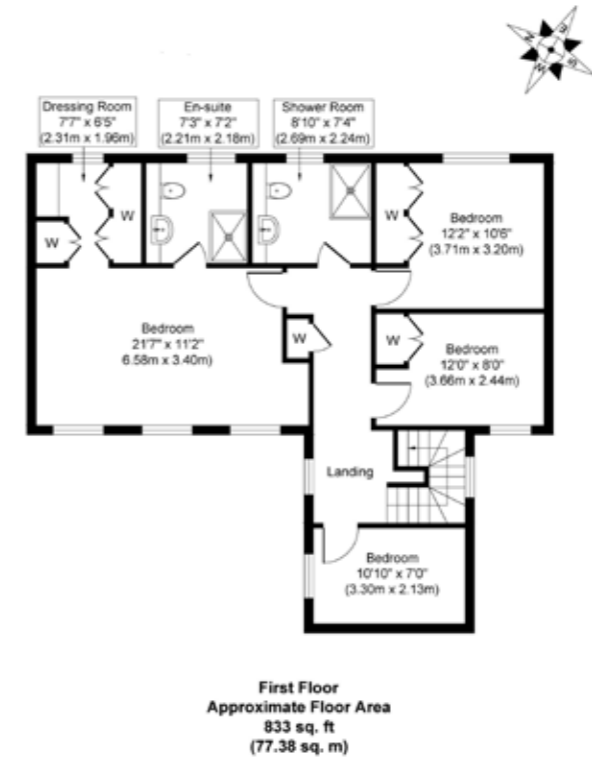
Outside, the brick-weaved driveway provides parking for several cars and leads to the double garage.



To the rear is a lovely private garden, with little nooks to capture the sun no matter the time of day.



The property also features outside power sockets and lighting for added day to day convenience,



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.

Copyright V360 Ltd 2022 | www.houseviz.com

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.

The town has a rich history dating back to Anglo-Saxon times. It was once a centre for the wool and sheep trade and its popular market, featuring a Saturday morning country auction, dates back some 800 years. Today, there are weekly indoor and outdoor markets selling locally sourced meat, fish, cheese, baked goods, vegetables, clothing and arts & crafts.

The landmark 'Buttercross' presented to the town in 1783 and featuring a statue of Ceres, the Roman goddess of the harvest, can be found at one end of the marketplace. At the other end is the town sign depicting the legendary Pedlar of Swaffham who, according to folklore, found buried treasure in a local orchard.

The town boasts many interesting and historic buildings including the parish church of St Peter and St Paul and a museum showcasing local history and Swaffham's links with the family of Howard Carter, famous for the 1922 discovery of Tutankhamun's tomb.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, Iceland, 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 offers a great base for those who wish for a perfect family life with local activities and entertainment including theatre, open gardens, walking trails, nature reserves and more.

Swaffham enjoys excellent road access via the A47 and, from King's Lynn or Downham Market stations, is around two hours by train to London. Interesting places to visit within easy reach include Cambridge, Ely, Norwich and the Norfolk coastal towns of Hunstanton, Wells, Burnham Market, Sheringham and Cromer.

Norwich Airport offers direct flights to a variety of international destinations including Amsterdam, a major hub with links to the rest of the world.



Note from the Vendor



Swaffham Town Centre

“We enjoy visiting the Swaffham market and auction on a Saturday, it's been going for hundreds of years.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2294-3009-6201-6789-7200

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: ///monkeys.stole.momentous

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL