

THE STORY OF

Crown House

Swaffham, Norfolk

SOWERBYS

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Crown House

14 Theatre Street, Swaffham,
Norfolk, PE37 7HF

Detached Family Home

Accommodation Stretching to Over 2,500 Sq. Ft.

Large Living Room

Three Double Bedrooms

Family Bathroom and En-Suite Shower Room

Packed with Potential Throughout

Lovely Mature Garden

Hidden Away whilst being Central Within the Town

Parking for Several Cars

No Onward Chain

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“...offering year-round views...”

Crown House stands as an attractive red brick, three to four-bedroom detached family residence. Located at the end of a gravel driveway, tucked away behind the initial row of houses, it sits at the heart of Swaffham's historic market town.

Having served as a cherished family home for numerous years, it now awaits its next owner to infuse their personal touch into its character.

The spacious living room spans the entire width of the property, boasting a substantial brick-built inglenook fireplace that adds a cosy touch, particularly on chilly winter evenings.

Adjacent to this is the garden room, offering year-round views of the well-kept garden, while the formal dining room, adorned with a picturesque window, seamlessly connects back to the entrance hall.

The L-shaped kitchen/dining area benefits from ample natural light streaming through two windows. This area flows smoothly into the utility room, conveniently linked to the garage for easy access.

Completing the ground floor is a versatile study, doubling as a potential fourth bedroom, along with a convenient downstairs WC.



Ascending the stairs, one discovers three generous double bedrooms. The primary bedroom boasts an en-suite bathroom with separate walk-in shower, while the other two bedrooms share the family bathroom.



First Floor
Approximate Floor Area
856 sq. ft
(79.52 sq. m)



Ground Floor
Approximate Floor Area
1,661 sq. ft
(154.31 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.

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Outside, the rear of the property unveils a delightful mature garden, complete with a paved patio adjacent to the house. The garden's blend of mature trees, shrubs, and lawn offers a serene retreat. Meanwhile, the front features a spacious shingle driveway with ample parking space for multiple vehicles.





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 property benefits from being close to Swaffham town centre, whilst being located on a quiet road.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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

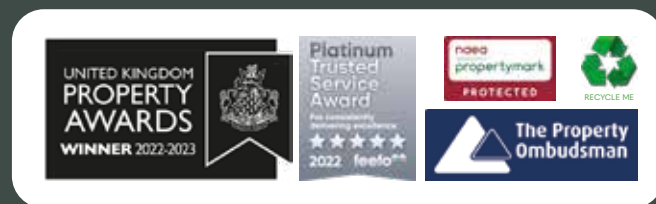
Freehold.

LOCATION

What3words: ///mock.rags.pulled

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