



Introducing
9 Brimstone Close,
Swaffham

SOWERBYS

As you enter, be greeted by the sleek and efficient modern fitted kitchen, equipped with integrated appliances that cater to your culinary needs. The kitchen seamlessly flows into the open plan living space, creating a harmonious atmosphere that invites relaxation. Natural light floods the interiors, enhancing the warmth of the eco-friendly materials chosen for the flooring and finishes.

Step outside into your private low maintenance garden, where you can unwind and entertain. For your convenience, a single garage awaits with off-road parking ensures that you have hassle-free access.

SWAFFHAM

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'.

There's also a town 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 a quick trip and provides an airport, offering direct flights to Amsterdam.

AGENTS NOTE

Gas central heating.

Space for a washing machine.

Single garage and off road parking.

Some photographs taken prior to current tenancy.

Integrated fridge, freezer, electric oven, gas hob and dishwasher.

COUNCIL TAX

Band B.

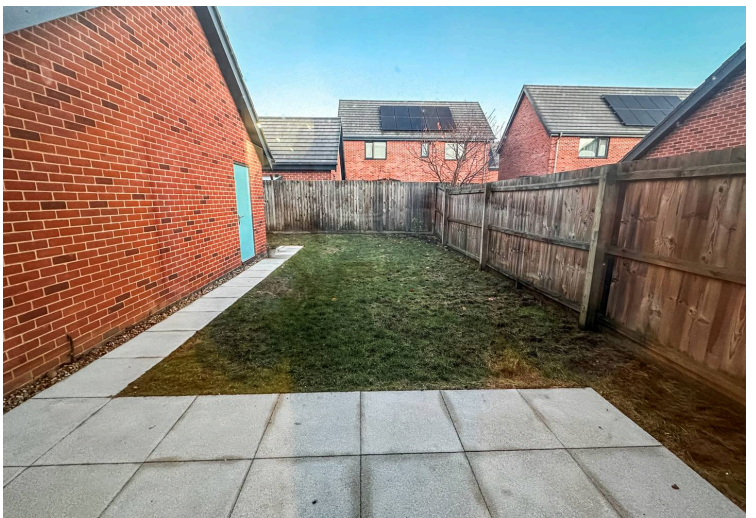
ENERGY EFFICIENCY RATING

A. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words: ///swims.hence.slips



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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