



Introducing
Stratton Close
Swaffham

SOWERBYS

A beautifully presented two-bedroom unfurnished mid-terrace modern home with allocated parking, modern kitchen, generous living room, two bedrooms and a modern family bathroom. Located in a sought-after area on the outskirts of Swaffham.

The porch entrance has an area to hang coats and leads to the living room. The living room is a good size with all expected power and TV points and leads to the kitchen and stairs to the first floor. The modern fitted kitchen has ample space for a dining table and has a range of fitted wall and base level cupboards with stone effect work tops and a stainless steel sink with mixer tap. There is a built in four ring gas hob with integral electric oven and tiled splash backs.

There's also tiled flooring, plumbing for a washing machine and space for a fridge freezer.

The main bedroom has carpet flooring, an airing cupboard housing the hot water cylinder, and built-in storage wardrobes. The second bedroom is carpeted and has a window to the rear aspect overlooking the garden. The bathroom is well presented and in good order with a modern white suite consisting of bath with shower over, WC and basin. The walls are ceramic tiles, and the flooring is wood effect vinyl.

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.

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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.

Location is a highlight. "We've loved being a short walk from Swaffham's town centre, with its independents, cafés and hidden gems – yet we're also surrounded by woodland and countryside, perfect for walks with the dogs." With the Norfolk coast and Norwich within easy reach, this home balances town and country living beautifully.

COUNCIL TAX

Band B.

AGENT'S NOTES

Photographs taken prior to current tenancy
One allocated parking space

LOCATION

What3words: threading.delay.nagging

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.



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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