



Introducing
Stratton Close
Swaffham

SOWERBYS

Tucked away in the heart of the popular market town of Swaffham, this attractive two-bedroom semi-detached home offers a comfortable and well-balanced lifestyle. The property welcomes you with spacious and well-proportioned accommodation. The kitchen provides ample workspace and storage, with room for a small dining table, making it a sociable space for everyday meals or relaxed entertaining. The living areas feel light and inviting, offering plenty of room to unwind.

Upstairs, you'll find two generous bedrooms, both offering flexibility for restful sleeping, home working, or guest accommodation.

Outside, the home continues to impress with an enclosed rear garden, perfect for enjoying the warmer months, whether for gardening, outdoor dining, or simply relaxing in privacy. To the front, driveway parking adds everyday convenience.

Situated within easy reach of Swaffham's local shops, schools, and walks around town, this home combines town living with a relaxed lifestyle, making it a wonderful place to settle and enjoy all the area has to offer.

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 quick trip and provides an airport, offering direct flights to Amsterdam.

COUNCIL TAX

Band B

AGENT'S NOTES

Off Road Parking

Upstairs Bathroom

LOCATION

What3words: ///steepest.arena.term

ENERGY EFFICIENCY RATING

C. 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

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