



**Lancaster Road, Swaffham, PE37 8GY**

Brand new, energy efficient, maintenance free four bedroom house situated in the market town of Swaffham. This spacious property offers, kitchen/family room, utility, WC to ground floor, two reception rooms, en-suite, ultrafast broadband, £12,000 of upgrades including kitchen, flooring and more!

**Price £340,000 Freehold**





**Agent's Notes**

EPC rating B85 (Full copy available on request)  
 Council tax band D (Own enquiries should be made via Breckland District Council)  
 Maintenance charge for the upkeep of communal garden areas upon site completion. Further details can be obtained through conveyancer at the time of purchase.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four Bedroom Detached House
- Two Reception Rooms
- Utility with WC
- Energy Efficiency Rating B83
- En-Suite and Family Bathroom
- Ultrafast Broadband
- Gas Central Heating and UPVC Double Glazing
- Garage and Parking
- Energy Efficient and Maintenance Free
- New Home Warranties

Pedlars Meadow is a collection of new homes. The development boasts a wide range of low maintenance, energy efficient homes, ideal for first time buyers as well as families and retirees. This impressive development is situated in the market town of Swaffham, The Chedworth has much to offer including a modern and stylish open plan kitchen/family room, a well proportioned living room, separate dining room, WC to the ground floor, utility with outside access, four bedrooms with en-suite to bedroom one, and large family bathroom with plenty of storage, ultra fast broadband provided by FibreNest handy for working from home, garage, parking, £12,000 of upgrades including kitchen, flooring throughout, outside tap and turf, a ten year insurance backed new home warranty with the first two years backed by a Persimmons warranty too.

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Swaffham Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well as three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Briefly the property offers kitchen/family room, living room, dining room, utility with WC, four bedrooms, en-suite to bedroom one, family bathroom, garage, parking, UPVC double glazing, gas central heating, 10 years warranty, 2 years Persimmons warranty, ultra fast

- Dining Room**  
10'9" (3.28m) x 9'9" (2.97m)
- Living Room**  
13'1" (3.99m) x 10'9" (3.28m)
- Kitchen/Family Room**  
20'2" (6.15m) x 9'5" (2.87m)
- Utility with WC**  
10'5" (3.18m) x 9'0" (2.74m)
- Bedroom One**  
11'4" (3.45m) x 10'11" (3.33m)
- En-Suite**  
6'0" (1.83m) x 3'9" (1.14m)
- Bedroom Two**  
11'5" (3.48m) x 8'6" (2.59m)
- Bedroom Three**  
9'9" (2.97m) x 8'11" (2.72m)
- Bedroom Four**  
8'2" (2.49m) x 7'8" (2.34m)
- Family Bathroom**  
8'1" (2.46m) x 6'4" (1.93m)

