

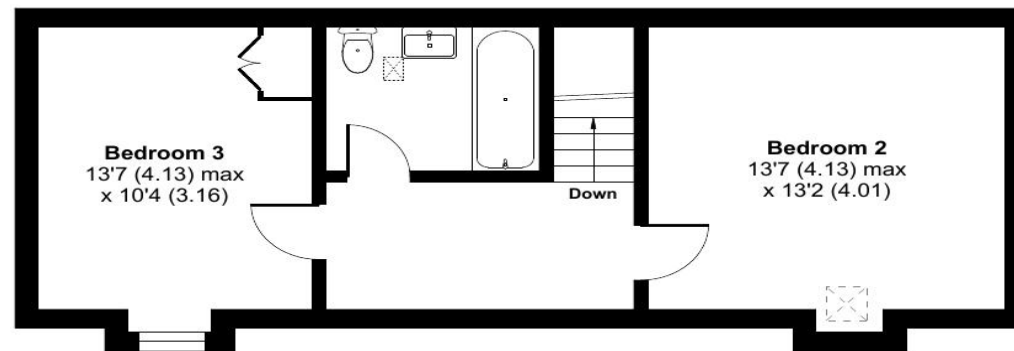
## Swanflower Way, Swaffham, PE37

Approximate Area = 1371 sq ft / 127.3 sq m

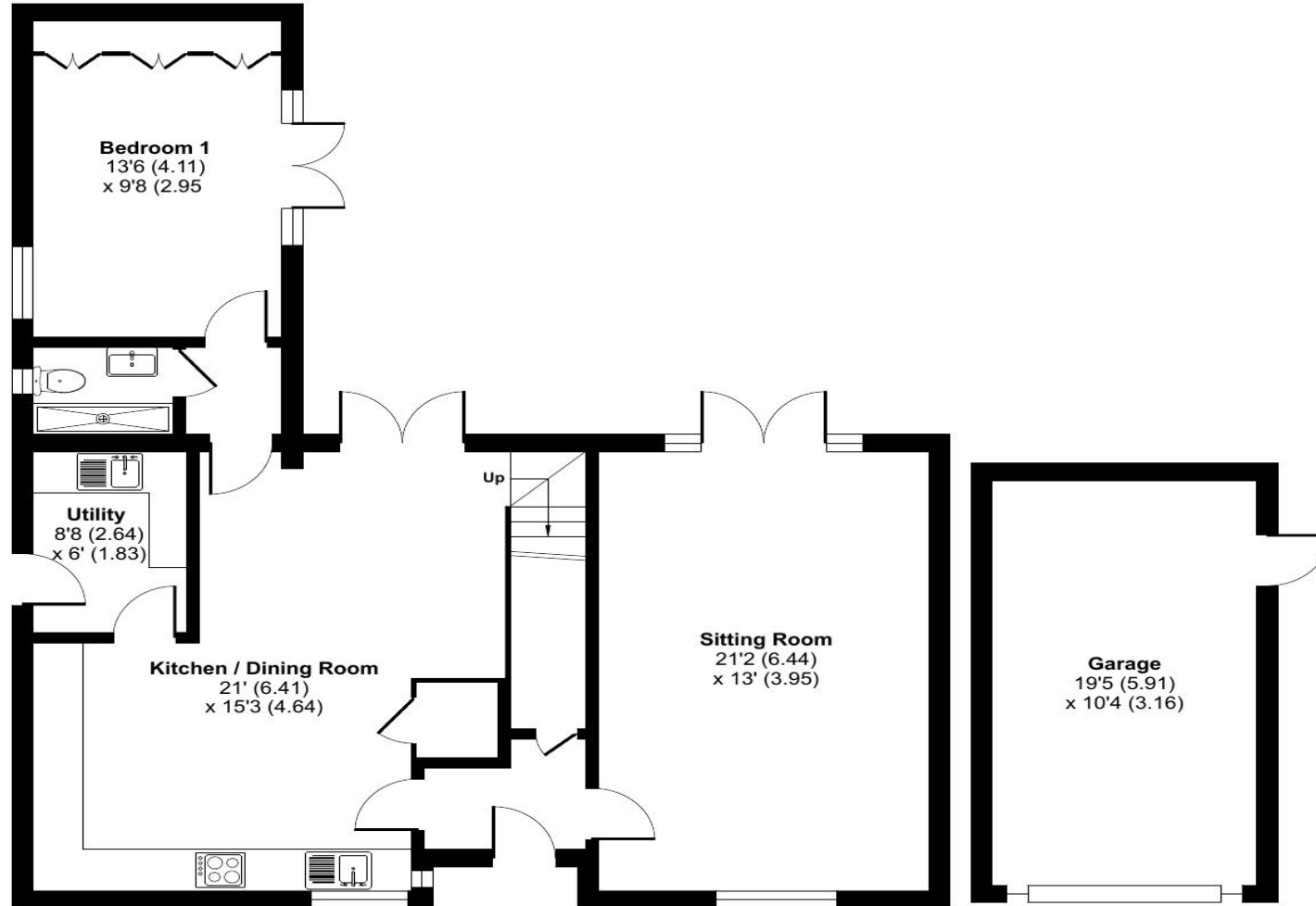
Garage = 201 sq ft / 18.6 sq m

Total = 1572 sq ft / 145.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1300832



### Swanflower Way, Swaffham, PE37 8JJ

Extremely well presented, detached chalet style three bedroom property situated on the popular Abels Swans Nest development. This energy efficient property has much to offer including bedroom with en suite shower room, kitchen/dining room, utility room, triple glazed windows and much more!

**Offers in the Region of £400,000 Freehold**

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Situated on the popular Swans Nest development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented, detached chalet style three bedroom property. This 'A' rated energy efficient property has much to offer including kitchen/dining room with integrated Bosch appliances, remainder of the NHBC warranty, UPVC triple glazed windows, solar PV, garage, gardens, parking and gas central heating!

Viewing advised!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, inner hall, ground floor bedroom with en suite shower room, two further bedrooms upstairs, bathroom, garage, gardens, parking, gas central heating and UPVC triple glazed windows.

**SWAFFHAM**  
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs,

sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

#### Entrance Hall

Composite entrance door to front, obscure glass UPVC triple glazed full height window to front, built in cupboard, radiator, tiles to floor.

#### Sitting Room

**21'2" (6.45m) x 13'0" (3.96m)**  
Feature electric fireplace, dual aspect UPVC triple glazed window to front & rear, UPVC double glazed French doors opening to rear garden, radiator.

#### Kitchen/Dining Room

**21'0" (6.4m) x 15'3" (4.65m)**  
Modern fitted kitchen units to wall and floor, worksurface over, white 1.5 bowl

sink unit with mixer tap and drainer, integrated Bosch electric oven, integrated Bosch gas hob with extractor hood over, integrated Bosch fridge/freezer, integrated Bosch dishwasher, tiled splashback, tiles to floor, UPVC triple glazed window to front, UPVC double glazed French doors opening to rear garden, two radiators, stairs to first floor.

#### Utility Room

**8'8" (2.64m) x 6'0" (1.83m)**  
Modern fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, tiled splashback, wall mounted gas fired boiler, radiator, tiles to floor, extractor fan, UPVC double glazed entrance door opening to side.

#### Inner Hall

Tiles to floor.

#### Bedroom One

**13'6" (4.11m) x 9'8" (2.95m)**  
Built-in wardrobes, UPVC triple glazed window to side, UPVC double glazed French doors opening to rear garden, radiator.

#### En Suite Shower Room

Shower cubicle, was basin, WC, towel radiator, extractor fan, tiles to floor, part tiled walls, UPVC triple glazed window to side.

#### Stairs & Landing

Radiator, access to eaves.

#### Bedroom Two

**13'7" (4.14m) Max x 13'2" (4.01m)**

UPVC triple glazed window to front, radiator.

#### Bedroom Three

**13'7" (4.14m) x 10'4" (3.15m)**

UPVC triple glazed window to front, built-in wardrobe, radiator.

#### Bathroom

Bathroom suite comprising; bath, wash basin, WC, towel radiator, part tiled walls, extractor fan, UPVC triple glazed Velux roof window.

#### Outside Front

Low maintenance front garden laid to decorative chippings, brickweave driveway providing off road parking and access to garage, pathway to front door, outside light, gated access to rear.

#### Garage

Electronic motorised up and over front door, entrance door side leading to rear garden, lights and power.

#### Rear Garden

Rear garden laid to lawn, paved patio seating area, plants and shrubs to borders, outside light, outside tap, outside electric point, fence to perimeter, gated access to front.

#### Agents Note

EPC rating A92 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

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.

- Detached, Chalet Style Property
- Three Bedrooms with En-Suite to Bedroom One
- Kitchen/Dining Room with Integrated Bosch Appliances
- Energy Efficiency Rating A92
- UPVC Triple Glazed Windows & Solar PV
- Remainder of the NHBC Warranty
- Garage, Gardens & Parking
- Extremely Well Presented

