



22 Redland Road, Swaffham

Swaffham



Minors & Brady

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Built to the high standard expected from Taylor Wimpey, this beautifully presented semi-detached home is offered with vendor found, creating an attractive opportunity for buyers seeking modern living across a thoughtful layout. A light-filled lounge/diner with a feature fireplace opens through French doors to the south-facing rear garden, which is fully paved with modern slabs and further enhanced by a summer house. The generous kitchen is finished in a stylish shaker design with integrated appliances, including a wine cooler, while three well-sized bedrooms are found upstairs, the principal enjoying a contemporary en suite shower room. A family bathroom and convenient downstairs WC add further practicality. Outside, a neatly kept frontage and private driveway provide off-road parking, and the sought-after setting places you within the popular market town of Swaffham, close to shops, cafés, restaurants, schools, leisure facilities, and excellent transport links via the A47 with regular bus services to Norwich, King's Lynn, and beyond.

Location

Redland Road is set within the well-connected market town of Swaffham, offering a wide range of everyday amenities, including supermarkets, independent shops, cafés, and restaurants. Families will appreciate the selection of schools nearby, while leisure facilities such as the local leisure centre, golf club, and open green spaces are all within easy reach. The town benefits from strong transport links via the A47, providing straightforward access to King's Lynn, Norwich, and beyond, while regular bus services make travel around the area convenient. The surrounding Norfolk countryside also offers scenic walks and outdoor activities for those who enjoy time in nature. Swaffham also hosts a regular market and community events, adding to its welcoming atmosphere. Residents can enjoy both the ease of town living and the slower pace of a traditional Norfolk setting.

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Step inside through the entrance hall, where you'll find a convenient understairs storage cupboard and a modern WC. The WC is fitted with a pedestal hand basin, tiled splashback, and chrome towel ring, finished with dark tiled flooring for a smart look.

The kitchen sits at the front of the home, styled with sleek grey shaker-style cabinets, matching drawers, and chrome handles. An integrated oven with gas hob and extractor hood takes centre stage, framed by generous work surfaces in a rich wood-effect finish. Practical features include a stainless steel sink with a drainer, integrated storage, and a wine cooler. Natural light floods the room through a tall window, highlighting the modern layout and airy atmosphere.

The lounge/diner stretches across the rear of the property, centred around a feature fireplace with a solid wood surround and overmantel mirror. Light wood-effect flooring enhances the sense of space, while French doors with full-height glazing open directly onto the garden, creating a bright and inviting setting with easy access outdoors.

Upstairs, three well-sized bedrooms are arranged off the landing. Two are comfortable doubles, including the principal bedroom, which benefits from its own en suite shower room. The en suite is presented with a modern white suite, including a WC and a rectangular wash basin with a chrome mixer tap. A fully tiled shower enclosure with glass sliding doors houses an electric shower, offering practicality and ease of use. Natural light streams in through a window fitted with blinds, brightening the room and complementing the clean, neutral finish.

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The remaining bedrooms, all carpeted, enjoy a neutral décor and plenty of light, with the smaller room offering versatility as a home office or nursery. The family bathroom completes the upper floor, fitted with a WC, modern wash basin with chrome mixer tap, and a panelled bath with overhead fittings. Textured wall tiles provide both practicality and a stylish focal point.

Outside, the south-facing rear garden is designed for low-maintenance living, fully paved with large modern slabs. Raised beds and planted borders bring greenery to the space, while the enclosed fencing ensures privacy. French doors from the house open directly onto the patio, and a summer house sits neatly within the garden, creating a practical and inviting outdoor setting.

To the front, neat planting and a pathway to the entrance add kerb appeal, while the side driveway provides off-road parking and leads through to the rear garden.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

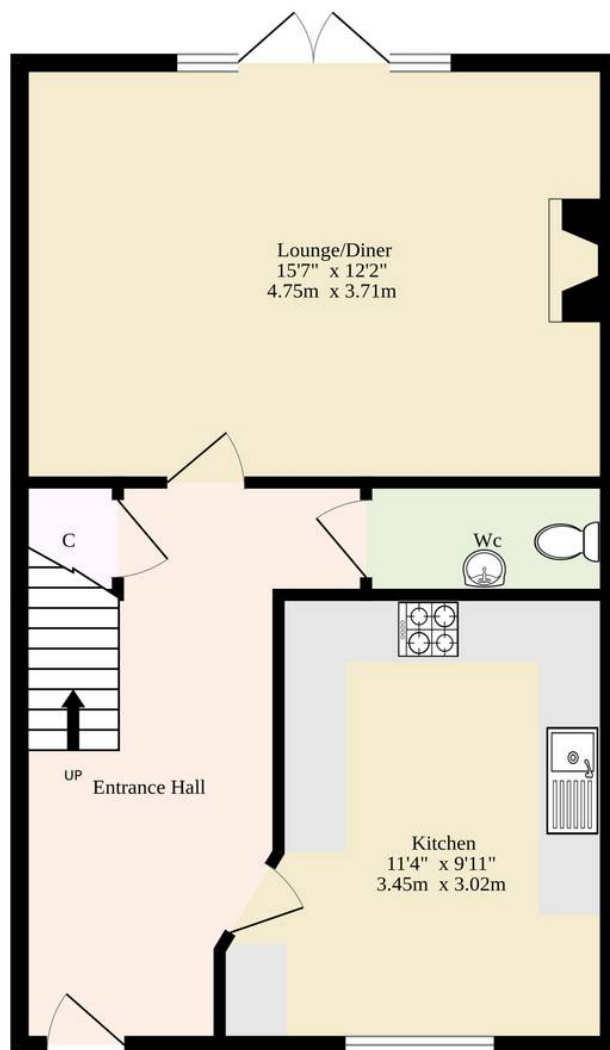
Heating system- Gas Central Heating

Council Tax Band- C

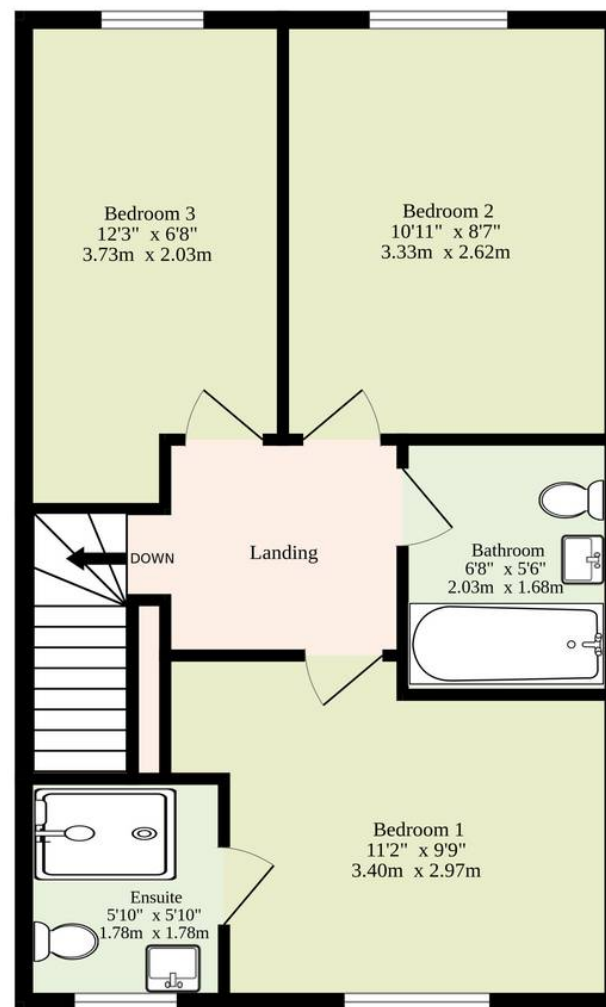


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Ground Floor
375 sq.ft. (34.8 sq.m.) approx.



1st Floor
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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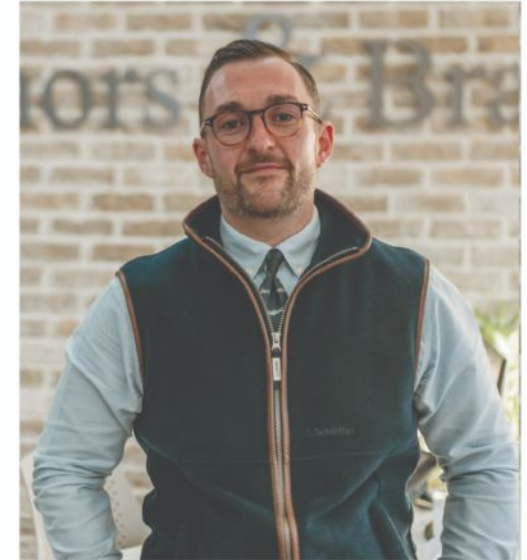
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