



Swan's Nest
Swaffham

Abel
Homes



Contemporary and energy efficient homes designed for modern living

2, 3 and 4 bedroom new homes in Swaffham




A warm welcome

At Abel Homes we work hard to maintain our reputation for building contemporary, award-winning homes to a high specification and outstanding quality. Every home is carefully planned by our architects for practical living, low energy consumption and low maintenance.

We are an independent, family-owned, Norfolk business that cares for our customers by providing a personalised service with options to tailor your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible. Our Customer Charter goes further, illustrating our commitment to you, and how we'll help you with every step – before, during and after your purchase.

We also care for the environment where we live and work, enhancing our surroundings and bringing new life to neighbourhoods. Our architects are selected on local knowledge and experience, and our Good Neighbour Charter ensures we minimise disruption to the local area while we create new communities. We go to great lengths to be considerate to everyone and everywhere we work.

Thank you for taking an interest in Swan's Nest at Swaffham. We invite you to browse our brochure and will be delighted to answer any questions you may have. Better still, why not visit and view our showhome? You'll be most welcome at Swan's Nest.



Tony Abel Chairman, Abel Homes



The Abel Homes Board of Directors:

Tony Abel, Maggie Abel, Paul LeGrice and Chris Abel



Enjoy the serenity of Swaffham

A Georgian market town, on the borders of the Brecks, an area of outstanding tranquillity and beauty.

With a thriving Saturday Market, a twice monthly Farmer's Market and easy links to King's Lynn and Norwich, Swan's Nest is neatly placed to offer a contemporary lifestyle in a traditional market town.

The area is jewelled with National Trust's Oxburgh Hall, the monastic Castle Acre, footpaths of the Peddar's Way and the picturesque river Nar.

Local attractions include the Westacre Theatre, Gooderstone Watergardens, nature reserves, food trails, fishing lakes, a golf course, walking and birdwatching. Nearby Thetford Forest hosts Go Ape, Grimes Graves, bike hire, paintball and horse riding.

The beautifully preserved market town of Swaffham is the perfect base from which to begin your exploration of the area's diversity, its outstanding wildlife, rich history and fun outdoor activities.



We're nestled here

The site is on the Brandon Road, close to the Nicholas Hammond Academy and Swaffham Leisure Centre, on the opposite side of the road.

Norwich:

Travel Distance: 29 miles

Travel Time: 46 mins

Thetford:

Travel Distance: 18 miles

Travel Time: 27 mins

Kings Lynn:

Travel Distance: 16.8 miles

Travel Time: 28 mins

Dereham:

Travel Distance: 13.4 miles

Travel Time: 21 mins





Designed with modern living in mind...

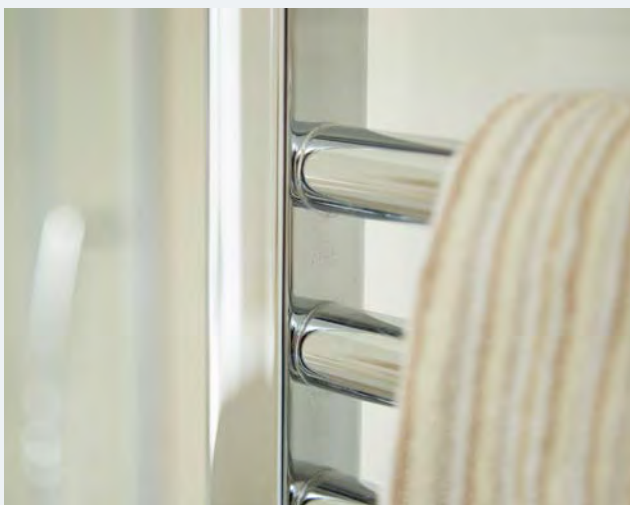
Our development at Swan's Nest offers a selection of superb new homes; delivering the quality and choice one would expect from an award-winning builder.

As part of the development, Abel Homes have created areas of public open space for residents to enjoy, together with play areas and have installed a piece of public artwork to provide a focal point for the new community.

All of this, along with the peace of mind that your new home has been thoughtfully designed and built by one of Norfolk's leading independent house builders, ensures that you can enjoy your new home.







Quality in every detail

The Abel Homes Standard

We are proud to provide a friendly, reliable and first class customer service.

Our homes are built and finished to a very high standard, each benefiting from stunning design, energy efficiency and low maintenance. Our specification will make you feel comfortable from the day you move in.

You'll know you've made the right move.





A-Rated Energy Efficiency

Our properties are EPC A-Rated, the most energy efficient band – your new home will help ensure you have low energy bills.



Integrated Appliances

As well as your choice of units, worktops and handles, kitchens are equipped with fully integrated Bosch ovens, hobs, cooker hoods, dishwashers and fridge/freezers.



Solar PV to Every Home

Buyers will own their Photovoltaic (PV) system, enjoying the free and clean energy generated.



Floor Coverings Throughout

We like to think of this as 'Ready for Living' – all rooms fitted with quality floor coverings.



Fibre to Your Home

Every home is equipped with 'Fibre to the Premises' – up to 40 times faster than copper broadband.



Triple-glazed Windows

High performance, premium quality, triple glazing to every home, helping to increase energy efficiency whilst reducing levels of noise.



Remote Electric Garage Doors

Garages, with remote operated electric doors, electrical supply and internal light, to most properties.

Our lasting commitment to you

Our comprehensive Customer Charter sets out our commitment to provide you with excellent service and clear information at every step of your purchase – even after you have moved in.

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

“Our homes are covered by a NHBC warranty for ten years”

We will undertake certain remedial works for the first two years as defined by the NHBC guidelines.



Our satisfied customers

“ Just wanted to write a note to say how happy I am with my new home. ”

“ We would recommend anyone considering buying a new build in this part of the world to look first at Abel Homes – they won’t be disappointed. ”

“ Having just moved into our new build home from Abel Homes we can honestly say what a great experience we have received from start to finish. ”

“ The overall quality of the build is fantastic, we have a beautiful kitchen and the quality of the bathrooms is great too! We feel privileged to have been able to buy an Abel Home. ”

“ We were very impressed by the quality of our Abel Homes build and the beautiful Norfolk village location. The friendly Abel Homes team work with you and support you through the process of moving home. We had looked at other developments in the area but they didn’t match up to the standard and community feel we were looking for. The longevity of an eco-friendly design is a huge plus and we know we have purchased a home that will look after us for many years to come. ”

“ A lot of thought has gone into designing a modern family home that suits our requirements exactly. ”



Raising our standards

At Abel Homes we pride ourselves in offering excellent customer service throughout the home buying process and ultimately, a superb home at the end of this journey.

We are proud that several members of the same family may live on an Abel development, or indeed, we find customers living in their second or third Abel property. Our 'Recommend a friend' scheme has proved very popular, as our customers love their homes and cannot wait to recommend us to their friends and family. As a result, we have given away thousands of pounds to happy customers who have recommended a friend or family member, who has then bought one of our properties. You too could take advantage of this scheme.

We are not the only ones who feel that Abel Homes offer a superior buying service and build quality. Our testimonials speak for themselves and the awards our Site Managers have won from the NHBC (National House Building Control) recognise the high standards we are so proud to achieve.

The NHBC are the UK's leading warranty and insurance provider for UK house-building for new homes. Their stated purpose is to give homeowners confidence in the quality of new homes.

"The NHBC awards reflect exceptional performance on site, which is the backbone of our philosophy as a local house builder. It is a reflection of the efforts we put into all of our developments to ensure that we are producing the very highest quality new homes in Norfolk.

The NHBC awards are given following a 'Michelin Guide' style inspection by an NHBC inspector, who assesses site managers against 38 strict criteria, including workmanship, excellent leadership skills, technical expertise, the ability to turn the designer's intentions into reality, good health and safety standards and a commitment to raising standards."

Tony Abel
Chairman, Abel Homes



Our champions

Tim Walsingham

2021 Pride in Job, Seal of Excellence and Eastern Regional Winner (Pictured above) – Swans Nest, Swaffham

2020 Pride in Job, Seal of Excellence and Eastern Regional Winner – Swans Nest, Swaffham

2019 Pride in Job, Seal of Excellence and Eastern Regional Winner – Swans Nest, Swaffham

2018 Pride in Job and a Seal of Excellence – Swans Nest, Swaffham

2017 Pride in Job – Swans Nest, Swaffham

2009 Pride in Job and a Seal of Excellence – Gardeners Green, Hingham

Danny Pinner

2021 Pride in Job – Taursham Park, Taverham

2019 Pride in Job – Walnut Tree Fields, Mattishall

2018 Pride in Job – Walnut Tree Fields, Mattishall

2012 Pride in Job – Hus46, Watton

Alan Read

2017 Pride in Job – The Limes, Little Melton



Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)

Low energy light fittings including under wall units

Integrated Bosch appliances including stainless steel electric oven, dishwasher and fridge freezer

Floor coverings included in all homes

Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*

Choice of **Protek flooring***

Roca sanitaryware, chrome-finish taps, and shower fittings throughout

Chrome heated towel rails to bathrooms and en suites

Home specification



A-Rated for energy efficiency – the most energy efficient band.

Energy Performance Certificate – A-Rating. Our new homes at Swan's Nest have an EPC 'A' Rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate.



- ✓ Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)
- ✓ Stainless steel Bosch electric oven (double oven for 4 bedroom homes)
- ✓ Bosch hob and integrated extractor hood
- ✓ Fully integrated Bosch fridge/freezer
- ✓ Fully integrated Bosch dishwasher
- ✓ Choice of ceramic floor tiles from our selected range of Johnson Tiles*
- ✓ Choice of wall tiles from our selected range of Johnson Tiles* or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



- ✓ White 'Roca' sanitaryware
- ✓ Chrome-finish taps and shower fittings
- ✓ 'Merlyn' shower enclosure
- ✓ Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Chrome heated towel rails to bathrooms and en suites
- ✓ Choice of Protek flooring

*Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.



CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 230mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
- ✓ Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- ✓ Magnesium Zinc galvanised steel guttering and downpipes to all plots



ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, W.C and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- ✓ Wiring to take advantage of Sky TV (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'
- ✓ CAT 6 connection points to studies or home offices



INTERNAL DECORATION & FINISHES

- ✓ Floor coverings throughout; choice of carpet and Protek flooring to bathrooms and en-suites. Tiled floor to the kitchen and W.C.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



HEATING SYSTEM

- ✓ Gas fired central heating
- ✓ Immersion heater
- ✓ Myson select compact radiators
- ✓ Myson touch screen programmable room thermostats



EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ MEFA Numbered post box
- ✓ Front door bell
- ✓ Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots
- ✓ All garages are pre-wired for electric vehicle charging point installation (charging points not supplied by Abel Homes)

Columbus

Housetype H-4P

Plots 329, 331 & 354



4 Bedrooms



3 Bathrooms



4 Toilets



Utility Room



Double Garage



The Columbus, one of our largest house designs, is a spacious detached four-bedroom home benefiting from a double garage and ample parking.

The ground floor comprises entrance hall, leading through to an open plan kitchen/dining/family room and a large living room. There's also a downstairs cloakroom, utility room and a useful study.

Upstairs features four double bedrooms – the master bedroom and bedroom 2 benefit from en suite shower rooms, whilst the remaining two double bedrooms share the family bathroom.

Total Floor Area: 167m² / 1,798ft²



Ground Floor

Kitchen/Breakfast Area

6.4m x 3.9m max / 3.0m min
(21' x 12'9 max / 9'10 min)

Dining Area

4.3m x 3.8m (14'1 x 12'6)

Utility Room

2.3m x 1.7m (7'7 x 5'7)

Lounge

4.7m x 4.7m (15'5 x 15'5)

Study

3.2m x 2.0m (10'6 x 6'7)

First Floor

Bedroom 1

4.7m max x 4.6m max (15'5 max x 15'1 max)

Bedroom 2

4.3m max x 3.6m max (14'1 max x 11'10 max)

Bedroom 3

4.5m x 3.1m max (14'9 x 10'2 max)

Bedroom 4

3.4m x 3.1m (11'2 x 10'2)



Admiral

Housetype H-4E

Plots 253, 257 & 290



4 Bedrooms



2 Bathrooms



3 Toilets



Utility Room



Double Garage

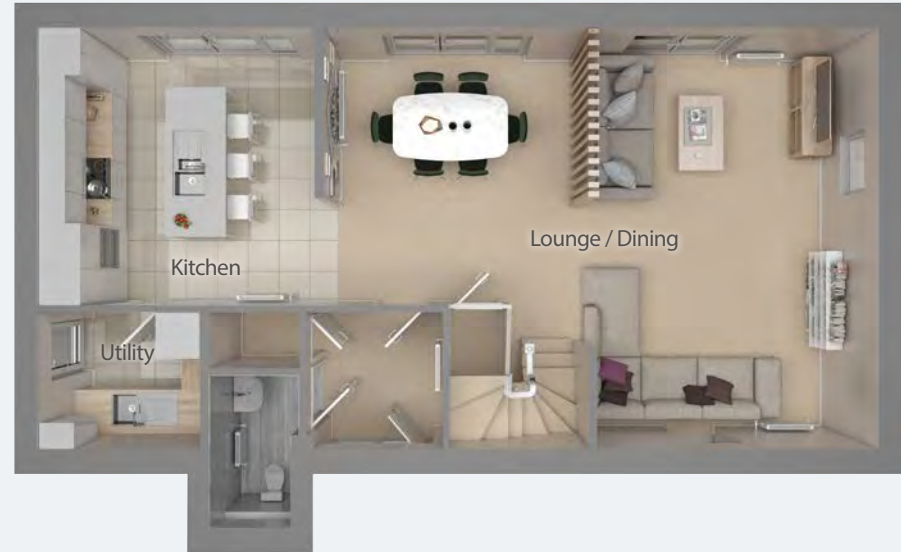


The Admiral is a spacious four-bedroom detached home benefitting from a double garage.

The entrance hall, with a useful generous storage cupboard, leads through to the large open plan living room and dining area and through to the kitchen/breakfast room. This stylish kitchen features a central island and a separate utility room. The cloakroom completes the ground floor accommodation.

Upstairs, the main bedroom benefits from an en suite shower room and separate dressing/wardrobe area. There are three further double bedrooms and a well-appointed family bathroom.

Total Floor Area: 161m² / 1733ft²



Ground Floor

Kitchen

4.1m x 4.1m (13'5 x 13'5)

Utility

2.4m x 2.0m (7'10 x 6'7)

Lounge / Dining

8.3m max / 4.3m min x
6.3m max / 4.1m min
(27'3 max / 14'1 min x
20'8 max / 13'5 min)

First Floor

Bedroom 1

4.3m x 3.1m (14'1 x 10'2)

Bedroom 2

4.2m x 3.0m (13'9 x 9'10)

Bedroom 3

4.0m x 3.1m (13'1 x 10'2)

Bedroom 4

3.7m max / 2.8m min x 3.0m
(12'2 max / 9'2 min x 9'10)

Dressing Room

1.5m x 2.1m (4'11 x 6'11)



Liberty

Housetype H-4G

Plot 256



4 Bedrooms



2 Bathrooms



3 Toilets



Utility Room



Double Garage



The Liberty provides contemporary and spacious accommodation with modern day living in mind.

It comprises entrance hall, generous kitchen dining room, utility, cloakroom, living room and separate snug.

Upstairs benefits from a master bedroom with en suite shower room and three further double bedrooms; these rooms being served by a well-appointed family bathroom.

This property affords a double garage and generous plot.

Total Floor Area: 162m² / 1,743ft²

Ground Floor

Kitchen

3.7m x 4.9m (12'2 x 16'1)

Dining Room

3.6m x 4.9m (11'10 x 16'1)

Lounge

6.9m x 3.3m (22.8' x 10'10)

Snug

3.6m x 3.2m (11'10 x 10'6)

Utility

2.5m x 2.0m (8'2 x 6'7)

First Floor

Bedroom 1

3.9m x 3.5m (12'9 x 11'6)

Bedroom 2

4.3m max / 3.7m min x 3.3m
(14.1' max / 12'1 min x 10'10)

Bedroom 3

3.9m x 3.0m (12'9 x 9'10)

Bedroom 4

3.2m max / 2.6m min x 3.3m
(10'6 max / 8'6 min x 10'10)



Nelson

Housetype H-4D

Plots 283, 334, 345, 350 & 351



4 Bedrooms



3 Bathrooms



4 Toilets



Double Garage

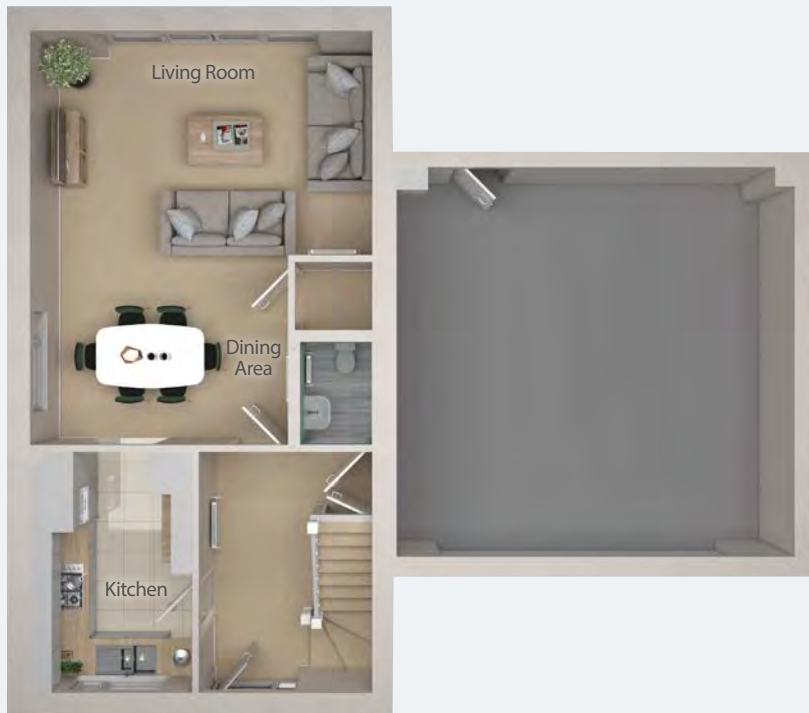


If you are looking for a property with generous bedrooms, then the Nelson is the home for you. With four bedrooms, this detached home offers a spacious open-plan feel on the ground floor, with the hall-entrance leading to a kitchen, dining area and living room.

Upstairs features four bedrooms – a large master with en suite shower room and dressing room. A second bedroom with en suite sits alongside a family bathroom and two further bedrooms.

The property further benefits from an integral double garage.

Total Floor Area: 147m² / 1582 ft²



Ground Floor

Kitchen

2.5m x 3.7m (8'2 x 12'1)

Dining Area

4.0m x 2.9m (13'1 x 9'6)

Living Room

5.3m x 3.4m (17'5 x 11'2)

First Floor

Bedroom 1

5.9m x 3.5m (19'4 x 11'6)

Dressing Room

2.8m x 2.4m (9'2 x 7'10)

Bedroom 2

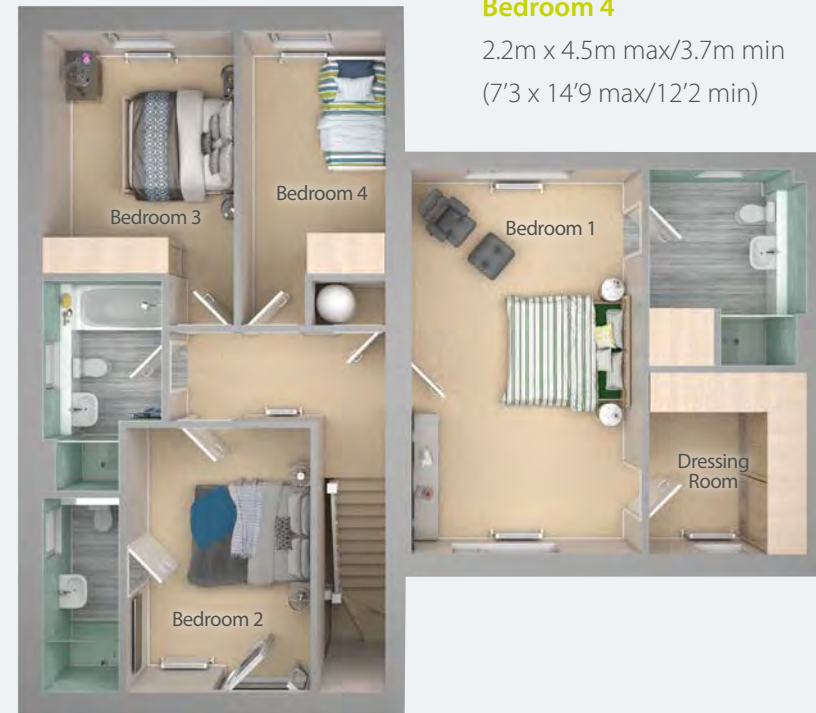
2.8m x 4.1m (9'2 x 13'5)

Bedroom 3

2.9m x 4.5m max/3.7m min
(9'6 x 14'9 max/12'2 min)

Bedroom 4

2.2m x 4.5m max/3.7m min
(7'3 x 14'9 max/12'2 min)



Greenburg

Housetype H-4B

Plots 251, 254, 261, 269, 281, 289, 324 & 332



4 Bedrooms



2 Bathrooms



3 Toilets



Double Garage



An attractive detached four bedroom home offering well-proportioned accommodation affording a light and airy feel. The generous entrance hall, with useful storage cupboard, leads to the open plan living/dining room, kitchen and to the cloakroom.

On the first floor the master bedroom benefits from an en suite shower room with the further three bedrooms being served by the family bathroom.

Total Floor Area: 124m² / 1,335ft²



Ground Floor

Kitchen

5.0m x 3.7m max / 2.6m min
(16'5 x 12'1 max / 8'6 min)

Lounge / Dining Area

4.9m max / 3.9m min x 6.7m
(16'1 max / 12'9 min x 22')

First Floor

Bedroom 1

3.5m x 3.4m (11'6 x 11'2)

Bedroom 2

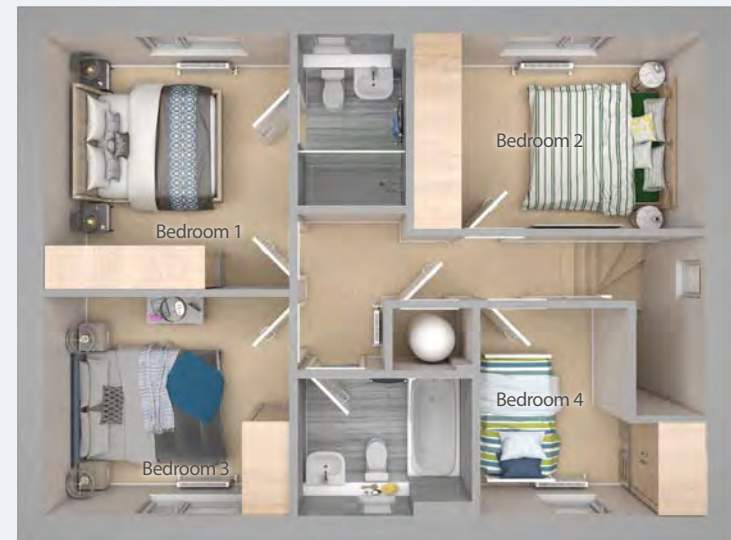
4.0m x 2.6m (13'1 x 8'6)

Bedroom 3

3.4m x 3.0m (11'2 x 9'10)

Bedroom 4

3.1m max / 2.0m min x 2.9m max / 1.2m min
(10'2 max / 6'7 min x 9'6 max / 3'11 min)



Horizon

Housetype H-3G
Plots 285 & 287



3 Bedrooms



2 Bathrooms



2 Toilets



Utility Room



Single Garage



The Horizon is a three-bedroom chalet-style home, with the master bedroom being situated on the ground floor, along with a generous shower room.

The property comprises entrance hall, open plan kitchen/ dining room with a separate utility room, a bright and airy living room and to the rear of the property is the master bedroom, with double doors to the garden, and a generous shower room.

Upstairs a family bathroom sits between two further double bedrooms.

Total Floor Area: 120m² / 1,292ft²

Ground Floor

Kitchen

4.6m x 3.1m (15'1 x 10'2)

Utility Room

2.5m x 1.9m (8'2 x 6'3)

Dining Area

3.7m x 3.3m (12'0 x 10'10)

Lounge

6.5m x 4.0m (21'4 x 13'2)

First Floor

Bedroom 1

4.6m x 3.0m (15'1 x 9'10)

Bedroom 2

4.0m x 3.9m max (3.2m over 1.5m)
(13'1 x 12'9) (10'6 over 4'11)

Bedroom 3

3.9m x 3.1m max (3.2m over 1.5m)
(12'9 x 10'4) (10'6 over 4'11)



Orion

Housetype H-3D

**Plots 252, 259, 268, 272, 279,
280, 282, 328, 330 & 344**

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



A generous, spacious and versatile detached three-bedroom home benefiting from a single garage and side by side parking.

The hallway gives access to the study/bedroom four; a useful, flexible room which is an ideal area in which to work from home and to the main accommodation. This comprises kitchen dining room overlooking the rear garden, utility, cloakroom and a spacious living room.

Upstairs, the master bedroom has an en suite shower room and there are two further bedrooms and a family bathroom.

Total Floor Area: 124m² / 1,335ft²

Ground Floor

Study

3.4m x 2.1m (11'2 x 6'11)

Kitchen / Dining

5.9m x 3.6m (19'4 x 11'10)

Utility

1.8m x 2.3m (5'11 x 7'7)

Lounge

3.4m x 5.9m (11'2 x 19'4)

First Floor

Bedroom 1

3.8 x 3.6m (12'6 x 11'10)

Bedroom 2

3.6m x 3.2m (11'10 x 10'6)

Bedroom 3

3.6m x 2.6m (11'10 x 8'6)



Opal

Housetype H-3E

Plots 255, 260, 271, 284, 286 & 311



3 Bedrooms



2 Bathrooms



3 Toilets



Single Garage



The Opal is a spacious three-bedroom detached home with single garage.

The ground floor has a large lobby entrance hall linking the generous kitchen and open plan living/dining room. To complete the ground floor accommodation is a useful cloakroom and storage cupboard.

Upstairs has a master double bedroom with en suite shower room, two further bedrooms, plus family bathroom.

Total Floor Area: 95m² / 1,022ft²



Ground Floor

Kitchen

4.1m x 3.2m (13'5 x 10'6)

Dining Area

3.0m x 2.4m (9'10 x 7'10)

Lounge

5.0m x 3.0m (16'5 x 9'10)

First Floor

Bedroom 1

4.0m max / 3.2m min x 2.9m
(13'1 max / 10'6 min x 9'6)

Bedroom 2

3.7m max / 3.3m min x 3.0m
(12'2 max / 10'10 min x 9'10)

Bedroom 3

2.9m x 2.4m (9'6 x 7'10)



Goldings

Housetype H-3B

Plots 258, 266, 267, 270, 288,
299, 300, 325 & 335

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage
(Double Garage to plot 270)

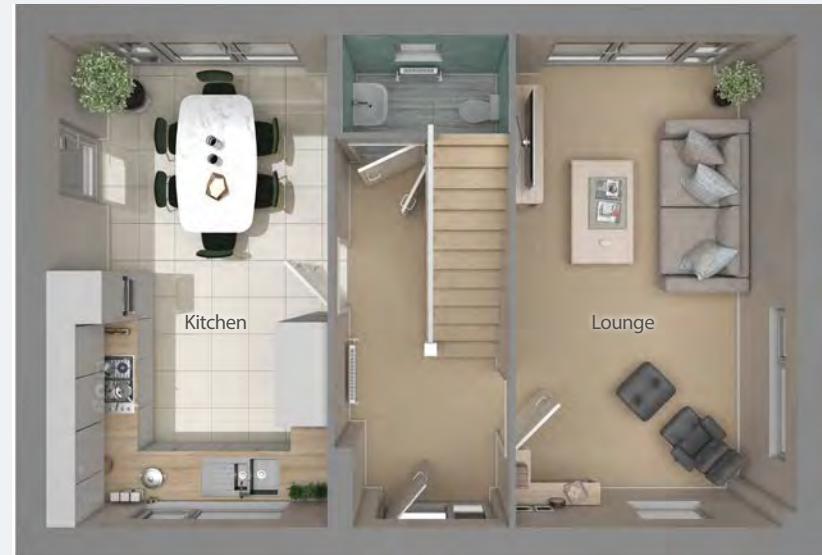


The Goldings is a detached three-bedroom home with a single garage (double to Plot 270).

The entrance hall, with cloakroom off, leads to a generous sized living room and on the opposite side of the hallway is an open-plan kitchen/dining room; both rooms benefiting from French doors to rear garden.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms and a family bathroom.

Total Floor Area: 93m² / 1,001ft²



Ground Floor

Kitchen / Dining

5.5m x 3.1m (18'0 x 10'2)

Lounge

5.5m x 3.1m (18'0 x 10'2)

First Floor

Bedroom 1

3.9 x 3.1m (12'10 x 10'2)

Bedroom 2

3.1m x 2.9m (10'2 x 9'6)

Bedroom 3

3.1m x 2.3m (10'2 x 7'7)



Sybra

Housetype H-3B2

Plots 250, 312 & 333

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



This detached home offers an appealing configuration of accommodation along with garaging and gardens.

The ground floor accommodation comprises entrance hall, cloakroom, spacious kitchen dining room and generous living area.

The first-floor landing gives access to the master bedroom with en suite shower room and to the two further bedrooms; these being served by the family bathroom.

Total Floor Area: 93m² / 1,001ft²



Ground Floor

Kitchen / Dining

5.5m x 3.1m (18'0 x 10'2)

Lounge

5.5m x 3.1m (18'0 x 10'2)

First Floor

Bedroom 1

3.9m x 3.1m (12'10 x 10'2)

Bedroom 2

3.1m x 2.9m (10'2 x 9'6)

Bedroom 3

3.1m x 2.3m (10'2 x 7'7)



Harmony

Housetype H-3C

Plots 322, 323, 340, 341, 346, 347,
352 & 353

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



A spacious semi-detached home with single garage.

The ground floor comprises hallway, with useful storage cupboard, leading to the cloakroom, kitchen and open plan living/dining room. This room benefits from understairs storage.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

Total Floor Area: 86m² / 925ft²

Ground Floor

Kitchen

3.5m x 2.7m max / 2.1m min
(11'6" x 8'10" max / 6'11" min)

Lounge / Diner

5.2m max / 4.6m
(17'1" max x 15'1")

First Floor

Bedroom 1

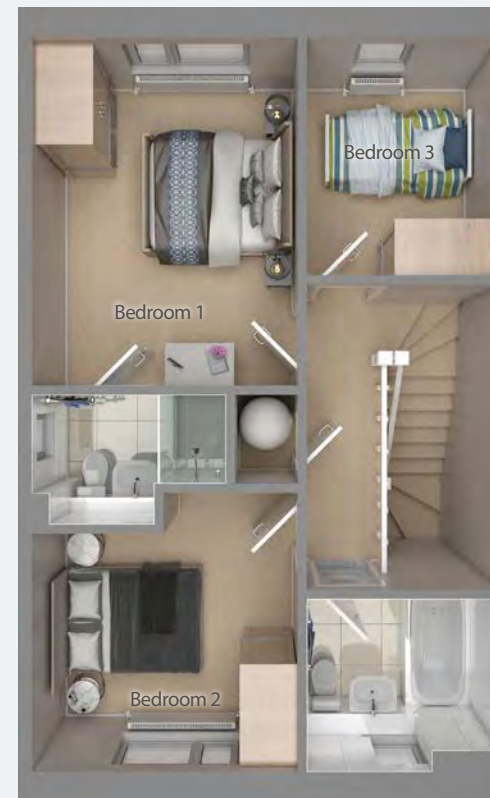
3.9m x 3.0m (12'10" x 9'10")

Bedroom 2

3.0m x 3.1m max / 2.7m min
(9'10" x 10'2" max / 8'10" min)

Bedroom 3

2.7m x 2.2m (8'10" x 7'3")



Perle

Housetype H-2C

Plots 264, 265, 275, 276, 309, 310,
336, 337, 342 & 343

 2 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



The Perle is a generous two-bedroom semi-detached home with single garage and parking.

The hallway, with useful storage cupboard, leads to the cloakroom, kitchen and open plan living/dining room with patio doors to the garden. Upstairs the master bedroom has an en suite shower room and there is a second double bedroom plus a family bathroom.

Total Floor Area: 76m² / 818ft²

Ground Floor

Kitchen

3.9m x 2.4m max / 1.7m min
(12'10 x 7'10 max / 5'7 min)

Lounge / Diner

4.8m x 4.0m (15'9 x 13'1)

First Floor

Bedroom 1

3.8m max / 3.3m min x 3.5m max / 2.8m min
(12'6 max / 10'10 min x 11'6 max / 9'2 min)

Bedroom 2

3.6m x 3.3m max (11'10 max x 10'10 max)



Topaz

Housetype H-2A

Plots 262, 263, 273, 274, 277, 278,
326, 327, 338, 339, 348 & 349

 2 Bedrooms  1 Bathrooms  2 Toilets  Single Garage



A semi-detached two-bedroom home benefiting from a garage and parking. The entrance hall, with useful storage cupboard, leads to the cloakroom, kitchen and living/dining room. Upstairs there are two bedrooms and a family bathroom.

Total Floor Area: 68m² / 732ft²

Ground Floor

Kitchen

3.9m x 2.0m (12'10 x 6'7)

Lounge / Diner

4.3m x 4.0m (14'1 x 13'1)

First Floor

Bedroom 1

4.3m x 2.6m (14'1 x 8'6)

Bedroom 2

3.2m x 3.1m (10'6 max x 10'2)



Building a reputation for quality

Our previous and current developments across Norfolk and Suffolk:



1 **The Woodcutters** Great Ellingham 2 **The Pastures** Attleborough 3 **Southacre** Attleborough 4 **St Andrew's Court** Mildenhall 5 **Crown House** Thetford
6 **Hannant's Piece** Castle Acre 7 **Greenfield** Tacolneston 8 **Lark's Meadow** Dereham 9 **Briar Gardens** Attleborough 10 **The Hatchery** Swaffham 11 **Gardener's Green** Hingham
12 **Hus22** Drayton 13 **The Dairy** Old Catton 14 **Hus46+** Watton 15 **Oak Meadow** Shipdham 16 **Swan's Nest** Swaffham 17 **The Hops** Hingham 18 **The Limes** Little Melton
19 **Walnut Tree Fields** Mattishall 20 **Hare's Green** Watton Green 21 **FIVE** Gressenhall 22 **Bluebell Rise** Bawdeswell 23 **Taursham Park** Taverham

Existing Development

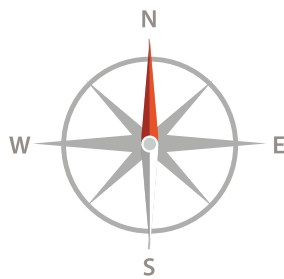
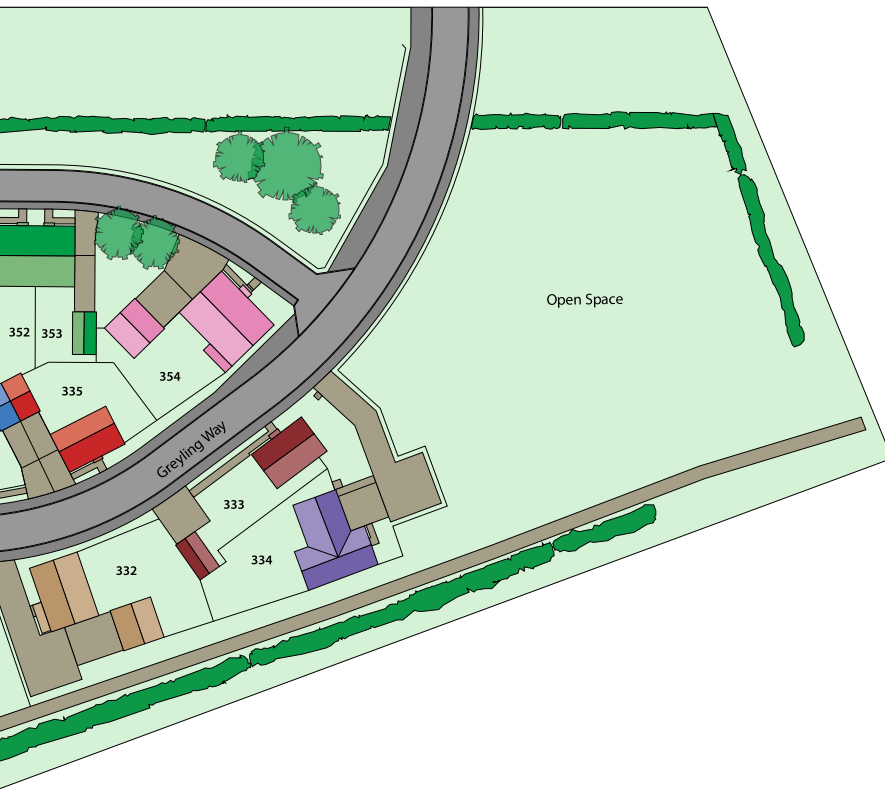


Existing Development




Swan's Nest


Swaffham




 Affordable Housing


2 BEDROOM


 Perle (H-2C)
Plots 264, 265, 275, 276, 309, 310,
336, 337, 342 & 343


 Topaz (H-2A)
Plots 262, 263, 273, 274, 277, 278,
326, 327, 338, 339, 348 & 349

3 BEDROOM


 Horizon (H-3G)
Plots 285 & 287

 Orion (H-3D)
Plots 252, 259, 268, 272, 279, 280,
282, 328, 330 & 344


 Opal (H-3E)
Plots 255, 260, 271, 284, 286 & 311


 Goldings (H-3B)
Plots 258, 266, 267, 270, 288, 299,
300, 325 & 335

 Sylva (H-3B2)
Plots 250, 312 & 333


 Harmony (H-3C)
Plots 322, 323, 340, 341, 346, 347,
352 & 353


4 BEDROOM

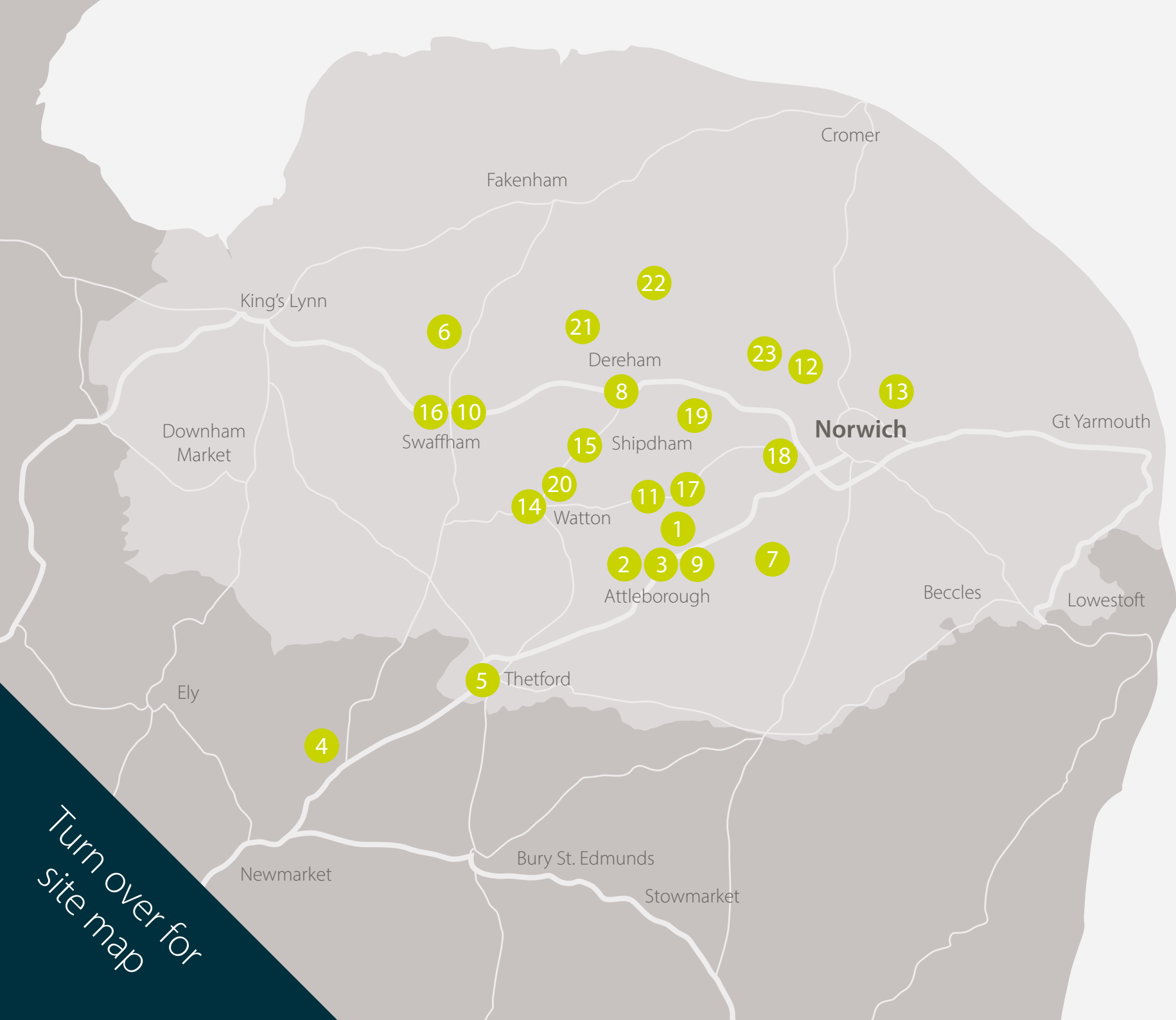
 Columbus (H-4P)
Plots 329, 331 & 354

 Admiral (H-4E)
Plots 253, 257 & 290

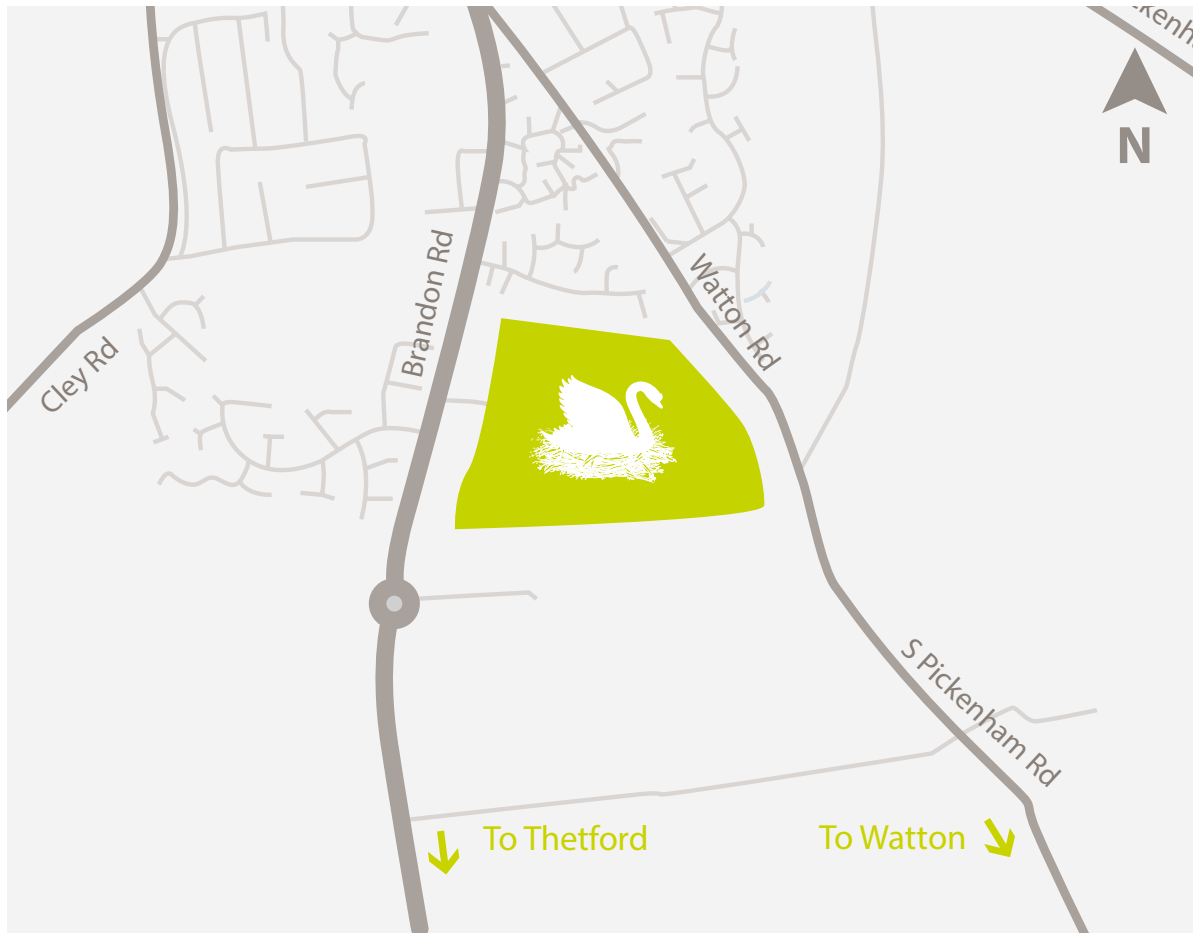
 Liberty (H-4G)
Plot 256

 Nelson (H-4D)
Plots 283, 334, 345, 350 & 351

 Greenburg (H-4B)
Plots 251, 254, 261, 269, 281,
289, 324 & 332



Turn over for
site map



Travel by Road:

Norwich:

Travel Distance: 29 miles
Travel Time: 46 mins

Thetford:

Travel Distance: 18 miles
Travel Time: 27 mins

Kings Lynn:

Travel Distance: 16.8 miles
Travel Time: 28 mins

Dereham:

Travel Distance: 13.4 miles
Travel Time: 21 mins

Times and distances are estimated using theaa.com/route-planner

Viewing Information

Swan's Nest

Showhouse & Marketing Suite
2 Otter Road
Swaffham
PE37 8JE

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