



Swanflower Way, Swaffham, PE37 8JJ

welcome to

Swanflower Way, Swaffham

A stunning 'A' rated 3 double bedroom detached chalet style property, built by the highly reputable Abel Homes and located in the popular Swan's Nest development in Swaffham. Offering contemporary accommodation with an open-plan kitchen/dining room, garage, EV charging and much more!



We are extremely pleased to offer for sale this beautifully presented and spacious 3 double bedroom detached home, offered for sale in excellent decorative order and located within easy reach of Swaffham town centre amenities and facilities.

Having been improved since construction, the property has versatile accommodation spread over two floors with the ground floor accommodation briefly comprising an entrance hallway with under-stairs storage space, large dual aspect lounge with French doors opening to the rear garden, an open-plan kitchen/dining room with integrated appliances and French doors to the garden, a handy separate utility room, inner hallway area with access to the ground floor shower room and double bedroom. This is complemented on the first floor by a spacious landing area, two further double bedrooms and the family bathroom. Coupled with the accommodation, the property benefits from gas fired radiator central heating, UPVC triple glazed windows and a Photovoltaic solar panel system, making this modern home more energy efficient to run. Outside, this wonderful property offers recently landscaped front and rear gardens, together with driveway parking, a garage with an electrically operated up and over door and an EV charging point.

Offering a 'move straight in' feel, this property must be viewed to fully appreciate the accommodation and quality offered for sale!

Accommodation:

Composite external entrance door opening to:

Entrance Hall

Door to under-stairs storage cupboard, radiator, tiled flooring, UPVC triple glazed obscure glass side panel to the front aspect, doors opening to the lounge and open-plan kitchen/dining room.

Lounge

21' 1" x 12' 11" (6.43m x 3.94m)

Two radiators, television point, telephone point, carpet flooring, dual aspect with UPVC triple glazed window to the front and UPVC double glazed French doors opening to the rear garden with full-length UPVC triple glazed window to the rear.

Open-Plan Kitchen/ Dining Room

Kitchen Area

15' 2" x 9' 2" (4.62m x 2.79m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level double oven and fitted hob with tiled splash backs and concealed extractor hood over, integrated fridge-freezer, integrated dishwasher, built-in storage cupboard, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, door opening to the utility room, open-plan to:

Dining Area

12' x 11' (3.66m x 3.35m)

Staircase rising to the first floor landing, two radiators, television point, tiled flooring, UPVC double glazed French doors opening to the rear garden, door opening to the inner hallway.

Utility Room

7' 11" x 6' 1" (2.41m x 1.85m)

A matching range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, concealed gas fired central heating boiler, radiator, tiled flooring, inset ceiling spotlights, extractor fan, UPVC double glazed external entrance door opening to the side aspect.

Inner Hallway

Radiator, tiled flooring, doors opening to the ground floor bedroom and shower room.

Ground Floor Bedroom 1

15' 2" max x 9' 7" (4.62m max x 2.92m)

Radiator, carpet flooring, loft access, dual aspect with UPVC triple glazed window to the side and UPVC double glazed French doors opening to the rear garden.

Ground Floor Shower Room

Suite comprising low level w.c, hand wash basin with tiled splash backs and shower cubicle with inset tiling and shower unit, heated towel rail, tiled flooring, extractor fan, UPVC triple glazed window to the side aspect.

First Floor Landing

(Sloping ceiling) Access to eaves storage area, radiator, carpet flooring, loft access, doors opening to the two first floor bedrooms and family bathroom.

Bedroom 2

13' 1" x 12' 5" (3.99m x 3.78m)

Radiator, carpet flooring, UPVC triple glazed Velux style window.

Bedroom 3

12' 5" + recess x 10' 4" (3.78m + recess x 3.15m)

Radiator, carpet flooring, UPVC triple glazed Velux style window.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower attachment over, part tiled walls, heated towel rail, wood effect flooring, UPVC triple glazed Velux style window.

Outside

To the front of the property, there is a well-stocked, decorative garden with a pathway leading to the main entrance door and external security lighting. A brick-weave and shingle driveway to the side provides off-road parking and access to the garage, which also offers EV charging.

A timber side gate gives access into the recently landscaped enclosed rear garden, which is laid mainly to lawn with a paved patio seating area, ornamental trees and shrubs, an outside tap, external lighting and retaining fencing.

Garage

Electrically operated door to the front aspect, personal door opening to the rear garden.

Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Swanflower Way, Swaffham

- Contemporary 3 double bedroom detached property
- 'A' rated energy efficiency with UPVC triple glazed windows and solar PV
- Enclosed rear garden, driveway parking and EV charging
- Open-plan kitchen/dining room with integrated appliances and separate utility room
- Ground floor shower room and first floor bathroom
- Gas fired radiator central heating
- Remainder of NHBC guarantee
- Sought-after location, close to Swaffham town centre, local schools and amenities

Tenure: Freehold EPC Rating: A

£400,000



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Property Ref:
SFM109784 - 0002

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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over and the road will merge onto Brandon Road. Pass the Nicholas Hamond Academy and Swaffham Junior School and take the left hand turn onto the Abel Homes site, which is Otter Road. Take the second left hand turn onto Mayfly Road and then take the first left onto Swanflower Way. Continue and the property will be found on the right hand side.



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