



THE STORY OF

# 28 Ringlet Road

*Swaffham, Norfolk*

**SOWERBYS**

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# 28 Ringlet Road

Swaffham, Norfolk  
PE37 8JT

Highly Specified Modern Family Home

Completed in 2022, Built by Abel Homes

Remainder of 10 Year NHBC Warranty

Stunning In-Ground and Heated Swimming  
Pool Installed by Wensum Pools

Outstanding EPC A-Rating with Solar PV Panels

Four Double Bedrooms

En-Suite and Family Bathroom

South-Facing Garden

Large Driveway and Double Garage

No Onward Chain

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“Contemporary living in a very energy efficient new property, in a quiet area with lots of open spaces.”

Situated in the highly regarded Swans Nest development, on the periphery of Swaffham, this home was built by the locally renowned Abel Homes.

This highly specified detached family home was completed in 2022, with the current owners having ticked almost every box with regards to ‘optional extras’ to create this outstanding home. The property has a highly coveted EPC A-Rating, achieved in part by the use of the best modern materials and building methods - but also by the solar PV panels which have become a staple of many Abel Homes.

Since moving into the property, the current owners have continued to

improve the home which is further complemented by the addition of an outdoor pool, installed by Wensum Pools.

This home has a real wow factor and its highly versatile accommodation stretching to more than 1,700 sq. ft. and is just perfect for modern family living requirements. There is a great open-plan feeling which runs through the ground floor living accommodation, however there’s also a sense of separation for differing areas, aided by features such as the optional extra Ash screening. The kitchen is a stand-out feature of this home with stunning work surfaces, a must-have central island, and a host of integral appliances - as one might expect.



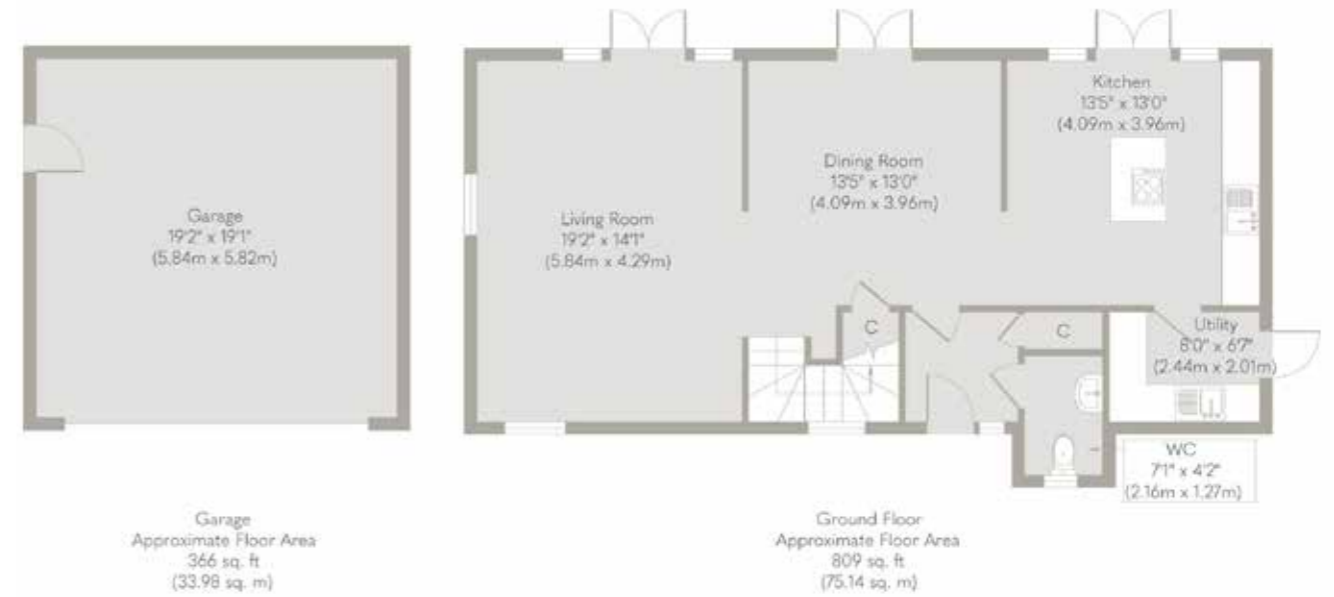
Moving to the first floor, four spacious double bedrooms await. The principal bedroom enjoys its own walk-through dressing/wardrobe area, as well as a sumptuous en-suite. The other three bedrooms are served by the modern family bathroom.

Outside and this home sits proudly with its welcoming yet modern facade. A large driveway and detached double garage provide off-road parking options for up to four cars, great for having guests over.

The south-facing rear garden feels contemporary and welcoming. Enjoy al-fresco dining alongside the splendid heated pool, which our clients have found economical to run thanks to their solar panels, might just be the perfect way to relax in the summer.

This modern home is tailored to create a perfect contemporary lifestyle. With its good EPC rating - complemented by mains gas-fired central heating and triple glazed windows - open-plan living spaces, and stunning outdoor pool, 28 Ringlet Road comes to market with no upward chain and could be your perfect and modern dream home...





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Swaffham

IN NORFOLK  
IS THE PLACE TO CALL HOME



An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's

Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about

Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



“We have good access to the outdoors from our contemporary, spacious, and unique home.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Solar PV Panels.  
Gas-fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

A. Ref- 1702-1639-0499-0848-4292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///clef.line.head

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# SOWERBYS



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