



# ACORN LODGE

FROM SEED TO SANCTUARY





INTRODUCING

# Acorn Lodge

Acorn Drive, Swaffham, Norfolk  
PE37 7PT

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Brand New Three Bedroom Detached Bungalow

EPC Rating 'A' (95)

Incredible Specification Throughout

Wonderful Kitchen/Family/Dining Room

Large West-Facing Rear Garden

Spacious Driveway and Garage

Gated Community of Beautiful Detached Homes

Three Double Bedrooms / Two  
Stunning Bathrooms

10 Year New Home Insurance Backed Warranty

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This is one of the finest new build bungalows we have had the pleasure of marketing, and must be viewed to be appreciated.

The property itself features three double bedrooms, two beautiful bathrooms, a sitting room, large utility room, and at the heart of the home the simply unrivalled kitchen/dining/family room.

The specification is spellbinding at every turn – please refer to the specification details on pg 7 for further information. This property simply wants for nothing.

The exterior is every bit as fulfilling with a west facing private garden, spacious driveway and garage that has access directly into the home.

All of this is found at the far end of a small development of beautiful homes, accessed via a gated entrance.







# Specification

## Kitchen & Utility Room

- Highest specification twin AEG oven and AEG combi microwave
- Full-height AEG fridge / Full-height AEG freezer
- Twin CDA wine coolers
- 30mm quartz worktops, including incredible one-piece central island fitted with USB electrical sockets
- Quartz upstands
- Hide-away downdraft extractor and five ring induction hob
- Inset sinks to both
- Four compartment integrated waste bins
- Water softener
- Integrated AEG dishwasher
- Contemporary two-tone cabinetry
- Dedicated plant room

## Bathrooms

- Indulgent level of finish and presentation
- High level of vanity unit storage
- Two shaving points to both bathrooms
- Heated and lit mirrors to both bathrooms
- Wet-room style, fully tiled shower to bathroom
- Oversized luxury bath with shower attachment
- Immaculate tiling and additional hidden storage cleverly designed within
- Inset tiled shelves to both showers
- Heated towel rails

## Electrical, Heating & Glazing

- Highest specification, latest technology air source heating
- The latest technology Solar PV's linked directly to heating and water systems to provide minimal running costs
- Underfloor heating throughout with individual room controls
- Energy efficient LED lighting, including multi-zone to kitchen
- External lighting all around, including the walled garden
- Micro-chipped front door which connects to

mobile phones

- Triple-glazed windows including the french doors and side panels
- Unrivalled levels of insulation and air tightness score
- Wired computer points to all major rooms
- TV points in all major rooms
- Pre-wired for satellite television
- Fibre optic broadband to the property

## Floorings & Storage

- All included throughout
- Luxury carpets to bedrooms, sitting room and hallway
- Luxury tiling elsewhere
- Cloaks cupboard
- Heated and shelved airing cupboard

## External, Garage & Parking

- Oversized garage with painted flooring, complete with hand wash basin and additional tap
- External brass garden tap and external electrical socket
- Fully enclosed, private rear garden
- All fencing constructed with concrete posts and gravel boards
- Spacious driveway for numerous vehicles
- Rolec smart car charging station
- External lighting in abundance including extended overhangs providing solar shading
- Mix of brick and render finish
- Electric garage door and personal door to the utility room
- Brick weave and Indian sandstone pathing
- Landscaped frontage
- Within a gated community (electric gates with remote access)

## Other

- Oak veneer interior doors, some glazed
- Tiled entrance hallway with additional doors through to main hallway

## Warranty

- 10 year ICW insurance backed new home warranty





## THE DEVELOPER

With more than 20 years of experience in design, construction, and management, Pellamay Property is a family-run organisation, we have built our reputation on delivering affordable, exceptional homes with outstanding customer care throughout the process.

Our residential properties are designed to meet a range of needs, from cosy starter homes to spacious family residences. With our extensive experience in property development, we are committed to helping you find or create the perfect home for your lifestyle.



ACORN LODGE



Kitchen/Dining/Family Room  
31'8" x 18'4" (9.65m x 5.59m)

Sitting Room  
12'4" x 11'7" (3.76m x 3.53m)

Bedroom One  
14'10" x 11'9" (4.52m x 3.58m)

Bedroom Two  
12'3" x 12'2" (3.73m x 3.71m)

Bedroom Three  
12'3" x 12'1" (3.73m x 3.68m)

Garage  
18'7" x 12'0" (5.66m x 3.66m)

Total Approx Floor Area  
1,577 sq. ft (146.54 sq. m) (Plus 223 sq. ft. garage)

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.

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FROM SEED TO SANCTUARY



# Swaffham

A HISTORIC MARKET TOWN  
WITH A LINK TO EGYPT...

A 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'.

There's also a town 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 Sowerbys*



“The large, west-facing garden at Acorn Lodge is wonderfully private.”



## SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via an air source heat pump. Solar PV panels linked to the heating and hot water systems. High speed fibre broadband with point to all main rooms. Powerpoint fitted for EV Charging station.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

EPC Rating A (95)

## TENURE

Freehold.

## LOCATION

What3words: ///observers.hobble.stretch

## AGENT'S NOTE

Some photographs have been virtually staged to show how the property could look once furnished and are for representation purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

Land & New Homes Specialists

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