



63 Otter Road, Swaffham

Swaffham



Minors & Brady

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Swaffham, Swaffham

Built by the renowned Abel Homes, this superb three-bedroom link-detached property is a prime example of modern, energy-efficient living. Boasting an A-rated Energy Performance Certificate, triple-glazed windows, and a photovoltaic solar panel system, the home has been designed with both sustainability and comfort in mind. Presented in immaculate condition throughout, it offers a thoughtfully arranged layout ideal for growing families, professionals, or downsizers seeking easy living with stylish finishes. Every detail has been considered for practical day-to-day living, while the overall presentation delivers a warm, contemporary feel that's ready to enjoy from day one.

- Link detached house built by Abel Homes with A-rated energy efficiency
- Presented in immaculate condition throughout
- Modern kitchen with integrated appliances and space for dining
- Generous 18ft lounge with rear garden access
- Three well-proportioned bedrooms, including a spacious principal bedroom with ensuite and balcony
- Stylish family bathroom and additional ground floor WC
- Triple glazed windows and photovoltaic solar panel system
- Enclosed, south-facing rear garden ideal for outdoor enjoyment
- Driveway parking and large garage
- Sought-after residential location with convenient access to local amenities



M&B



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



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Location

Situated on the edge of the thriving market town of Swaffham, Otter Road enjoys a peaceful residential setting with excellent access to everyday amenities. Swaffham offers a variety of independent shops, supermarkets, eateries, and well-regarded schools, as well as regular public transport links. The town is also close to the A47, providing convenient road access to both King's Lynn and Norwich. Nearby, you'll find beautiful countryside walks, historic landmarks such as Castle Acre Priory, and access to the popular Peddars Way walking route. This location combines the charm of rural living with the convenience of modern town life, making it ideal for a wide range of buyers.

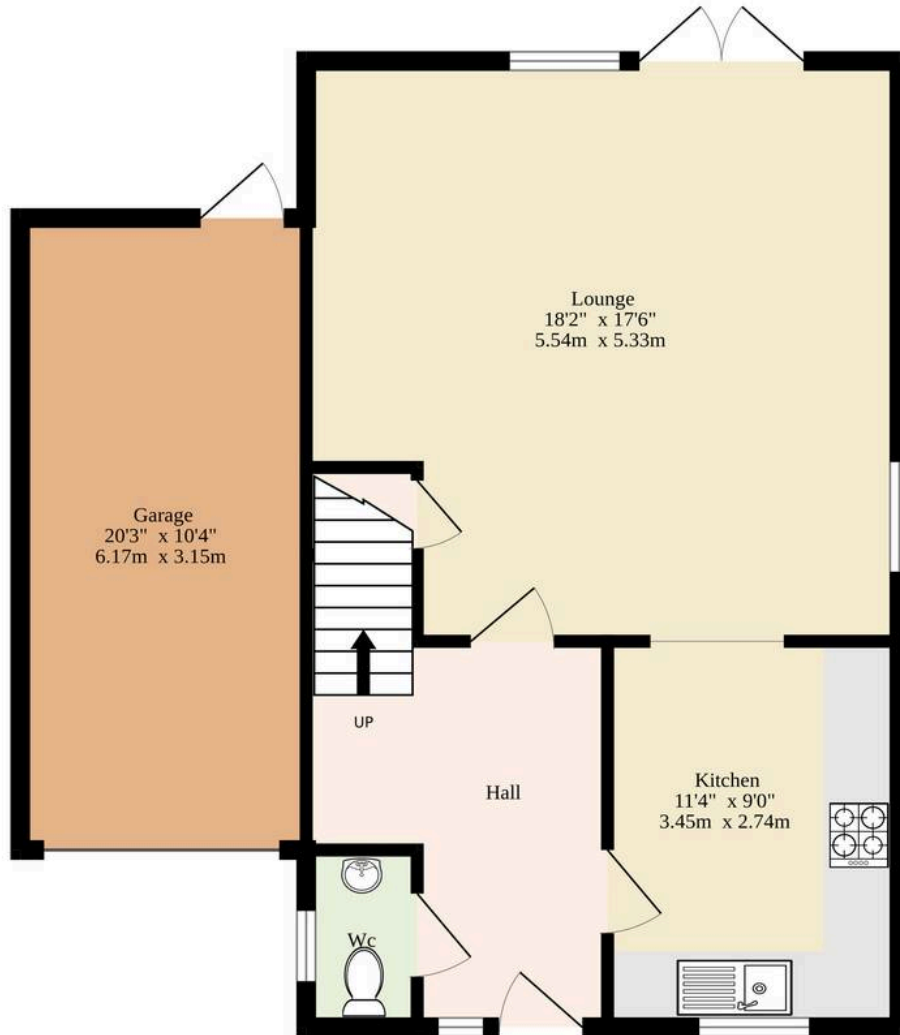
Otter Road

The entrance hall is bright and welcoming, providing access to a ground floor WC and through to the stylish kitchen, which is positioned at the front of the property. This space is fitted with a range of modern wall and base units, integrated appliances, and ample worktop space, ideal for both everyday use and entertaining.

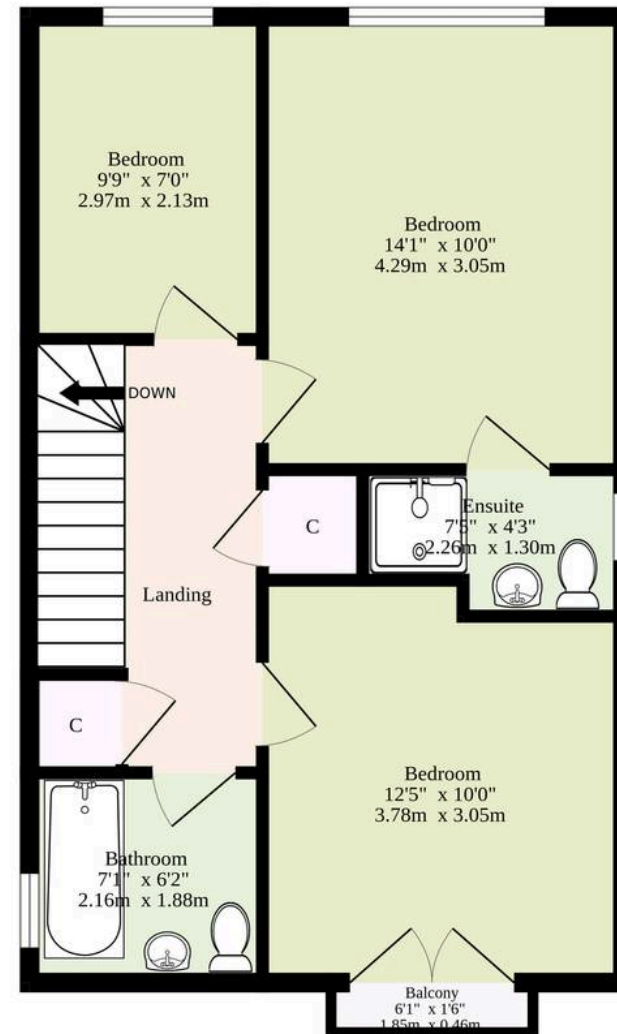
At the rear the generous 18ft lounge provides a flexible layout



Ground Floor
751 sq.ft. (69.8 sq.m.) approx.



1st Floor
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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Minors & Brady

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