



40 Lancaster Road, Swaffham PE37 8GY

£315,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

A beautifully presented, modern family home that feels as good as it looks, ready to move straight into and enjoy from day one.

Positioned within a well regarded development in the popular market town of Swaffham, this impressive four bedroom detached home is just three years old and offers the reassurance of remaining NHBC cover, giving peace of mind alongside stylish, contemporary living.

The accommodation has been thoughtfully designed with modern family life in mind. A welcoming entrance hall leads through to a bright and spacious lounge, while to the rear you will find the real heart of the home, an open plan kitchen dining space that naturally draws you in. Fitted with an oven and hob, and enjoying French doors that open out onto the garden, it is a space that works just as well for relaxed family mornings as it does for entertaining guests.

A separate utility room keeps the practical side of life neatly tucked away, while a ground floor W.C. adds further convenience.

Upstairs, the property continues to impress with four well proportioned bedrooms. The main bedroom benefits from its own ensuite shower room, creating a private retreat, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property offers off road parking along with a garage, and to the rear there is a garden that enjoys a good degree of privacy. Currently a blank canvas, it offers a wonderful opportunity for a buyer to design and create their own outdoor space to suit their lifestyle.

Further benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency all year round.

Swaffham itself is a charming and historic market town, known for its welcoming community, independent shops, and regular market days. With good access to Norwich, King's Lynn, and the wider Norfolk countryside, it strikes a perfect balance between convenience and a more relaxed pace of life.

N.B. In accordance with the Estate Agents Act 1979, we confirm that the owner of this property is an employee of Russen & Turner.

Tenure: Freehold

Property Type: Detached House

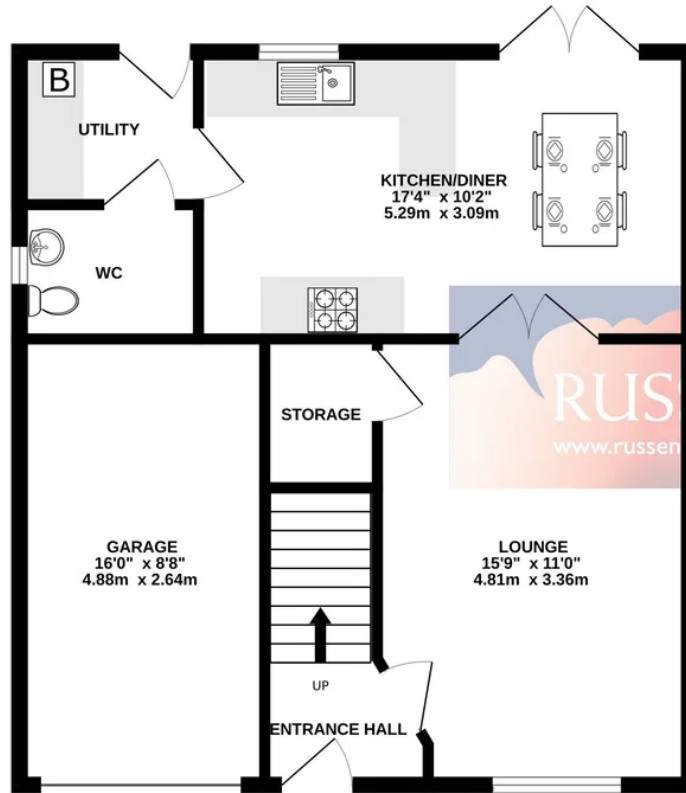
- Modern family home
- 4 Bedrooms
- Ensuite shower room
- Ground floor W.C
- Utility room
- Open-plan kitchen / dining
- Garage
- NHBC outstanding
- Popular market town
- Private rear garden

Disclaimer

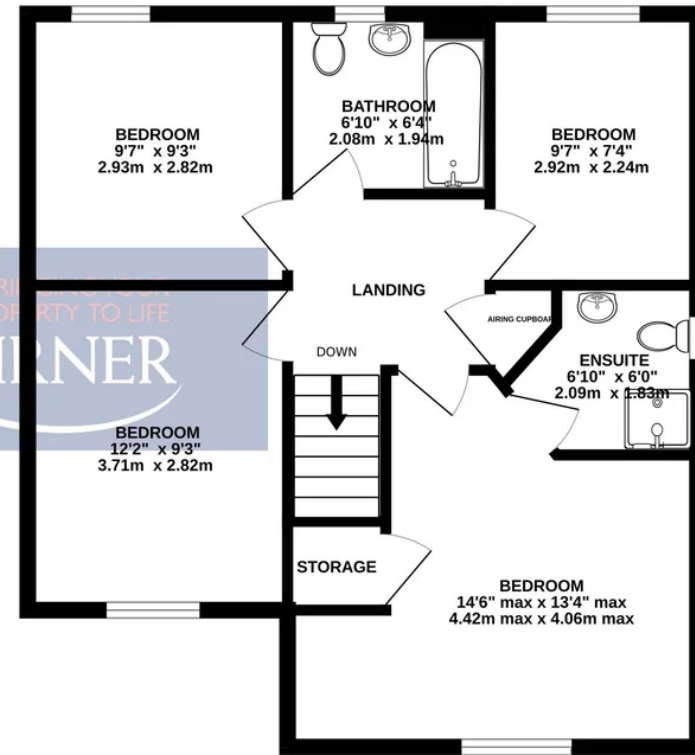
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 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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