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An ideal first home - Swanflower Way, Swaffham

what3words; vine.lands.childcare

£189,995

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Your First Home, With Lower Running Costs in Mind! Modern Living, Solar Panels & an A-Rated EPC!

Imagine picking up the keys to your first home, knowing you can simply move in, unpack and start enjoying it. No lengthy renovation list, no outdated interiors, just a stylish, modern home designed to make everyday life that little bit easier! Set within the popular Swan's Nest development in Swaffham, this beautifully presented two-bedroom semi-detached home offers the perfect combination of contemporary living, practical space and impressive energy efficiency. With an A-rated EPC, solar PV panels, triple glazing and approximately five years of NHBC warranty remaining, there's plenty here to give buyers confidence in their next move.

Step inside and you'll discover a home that feels bright, welcoming and thoughtfully arranged. The contemporary kitchen comes complete with integrated appliances, making it a lovely space to prepare everything from a quick breakfast before work to a weekend dinner with friends. To the rear, the spacious sitting/dining room is where everyday life really comes together. There's room to relax on the sofa, enjoy meals around the table and entertain friends, while French doors open directly onto the garden, creating a wonderful connection between indoors and out during the warmer months. A handy ground-floor WC adds another welcome practical touch.

Upstairs, you'll find two generous double bedrooms, offering far more flexibility than you might expect. Whether you're creating your perfect bedroom retreat, welcoming overnight guests or dreaming of a dedicated home office, there's room to make the space work for you. A modern family bathroom completes the first floor, continuing the fresh, contemporary feel throughout.

Outside, the enclosed rear garden offers your own private space to enjoy, whether that's summer barbecues, a morning coffee in the sunshine or simply somewhere to unwind after a busy day. To the side, a generous private driveway provides valuable off-road parking, adding another everyday convenience.

And there's more to love than just the house itself! Swaffham is a charming Norfolk market town, offering a fantastic mix of independent shops, cafés, supermarkets, schools and leisure facilities, alongside its popular weekly market. With the town centre conveniently close by and good road connections towards King's Lynn, Dereham and Norwich, it's a location that combines the appeal of market town living with everyday practicality.

Perhaps one of the biggest attractions is just how future-focused this home already is. With solar panels, triple glazing and an impressive A-rated EPC, it's been designed with energy efficiency in mind, helping to make running costs more manageable. Add the remaining NHBC warranty and a motivated seller, and this becomes an especially appealing opportunity for first-time buyers, those looking to downsize or investors searching for a modern, low-maintenance property.

Two double bedrooms, a stylish interior, private parking and outstanding energy efficiency. All that's missing is someone to make it home!

Your next chapter could start right here in Swan's Nest. Why not come and take a look?

Disclaimer

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 £24.50 per client for this service.

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.

All measurements are provided as a guide and may not be exact.

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.

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.

Referral Disclosure

We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.

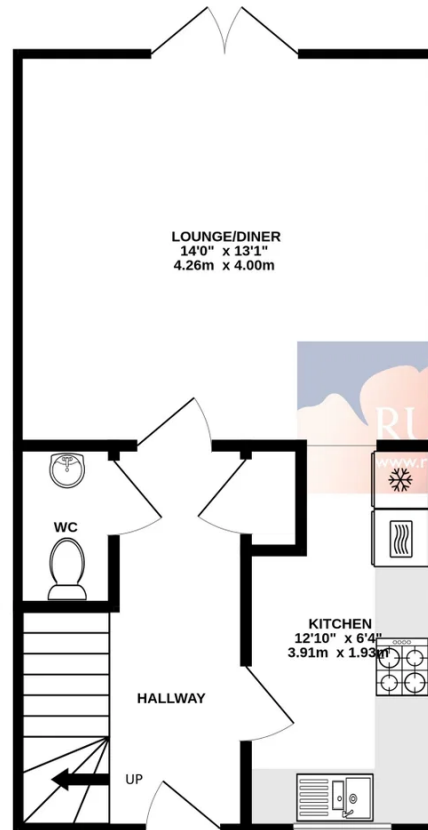
Tenure: Freehold

Property Type: Semi Detached House

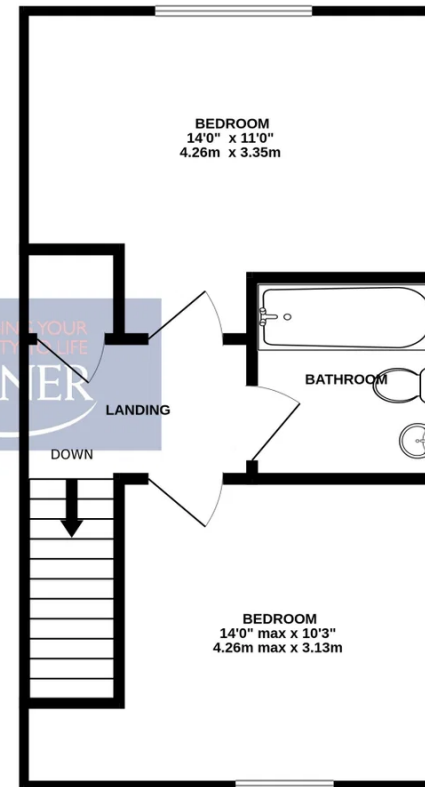
- Modern Semi-Detached House
- Two Double Bedrooms
- Energy Efficient Home 'A' Rated EPC - Triple Glazing and Solar Panels
- Close to Swaffham Town Centre and Wealth of Amenities
- Ideal First Home
- Off-road Parking
- Well Presented - Move in Ready
- 5 Years NHBC Warranty
- Stylish Kitchen and Bathroom
- Enclosed Rear Garden



GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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