Flagship Homes

# CYGNET RISE

## • SWAFFHAM •

A development a selection of two and three-bedroom shared ownership houses, built by Abel Homes.

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# Welcome to Cygnet Rise

Flagship Homes is delighted to introduce Cygnet Rise, an exciting new development of contemporary homes in the thriving market town of Swaffham, Norfolk. Thoughtfully designed with modern lifestyles in mind, Cygnet Rise offers a wonderful opportunity to enjoy comfortable living in a well-connected and welcoming location.

Surrounded by Norfolk's beautiful countryside, Swaffham blends historic charm with everyday convenience. Residents can enjoy a range of local amenities, including independent shops, supermarkets, cafes, schools, and leisure facilities, all within easy reach.

Whether you're taking your first step onto the property ladder, looking for more space for a growing family, or seeking a fresh start in a vibrant community, Cygnet Rise provides the perfect setting to put down roots and enjoy everything this popular Norfolk town has to offer.

# Feel connected

Enjoying a sought-after setting on the edge of Swaffham, Cygnet Rise offers the perfect blend of market town convenience and Norfolk countryside surroundings. Residents can take advantage of a wide range of nearby amenities, including independent shops, supermarkets, cafes, schools and leisure facilities, all within easy reach.

## Local surroundings

| | |
|---|---|
| Swaffham Market Place | 1.5 miles |
| Swaffham Museum | 1.5 miles |
| Castle Acre | 6 miles |
| Oxburgh Estate | 9 miles |
| Thetford Forest | 10 miles |

## Local amenities

| | |
|---|---|
| Tesco Express | 0.25 miles |
| Swaffham C.E. Primary Academy | 0.5 miles |
| The Nicholas Hamond Academy | 0.5 miles |
| Medical Centres | 1 mile |
| Swaffham Leisure Centre | 1 mile |

## Road connections

| | |
|---|---|
| Dereham | 13 miles |
| King's Lynn | 17 miles |
| Fakenham | 17 miles |
| Thetford | 19 miles |
| Norwich | 30 miles |

## Rail connections*

| | |
|---|---|
| Ely | 18 minutes |
| Cambridge | 52 minutes |
| Norwich | 1h 8 minutes |
| Peterborough | 1h 26 minutes |
| London King's Cross | 2h 8 minutes |

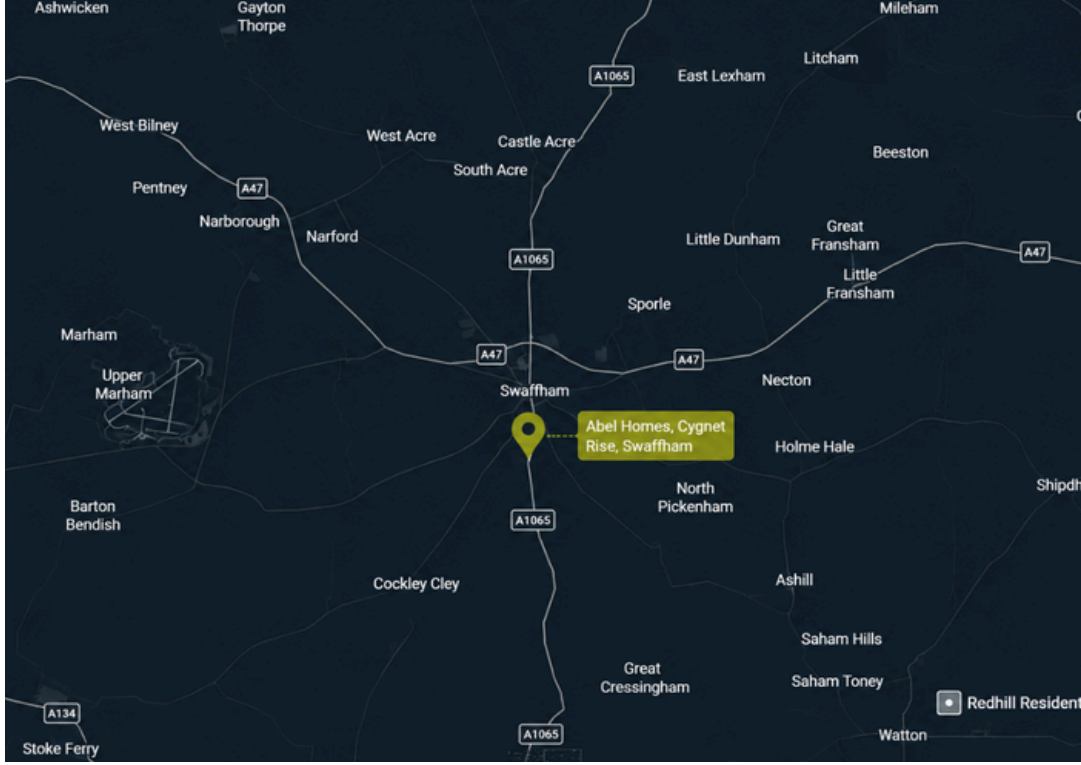
Broadband: up to 1,800Mbps

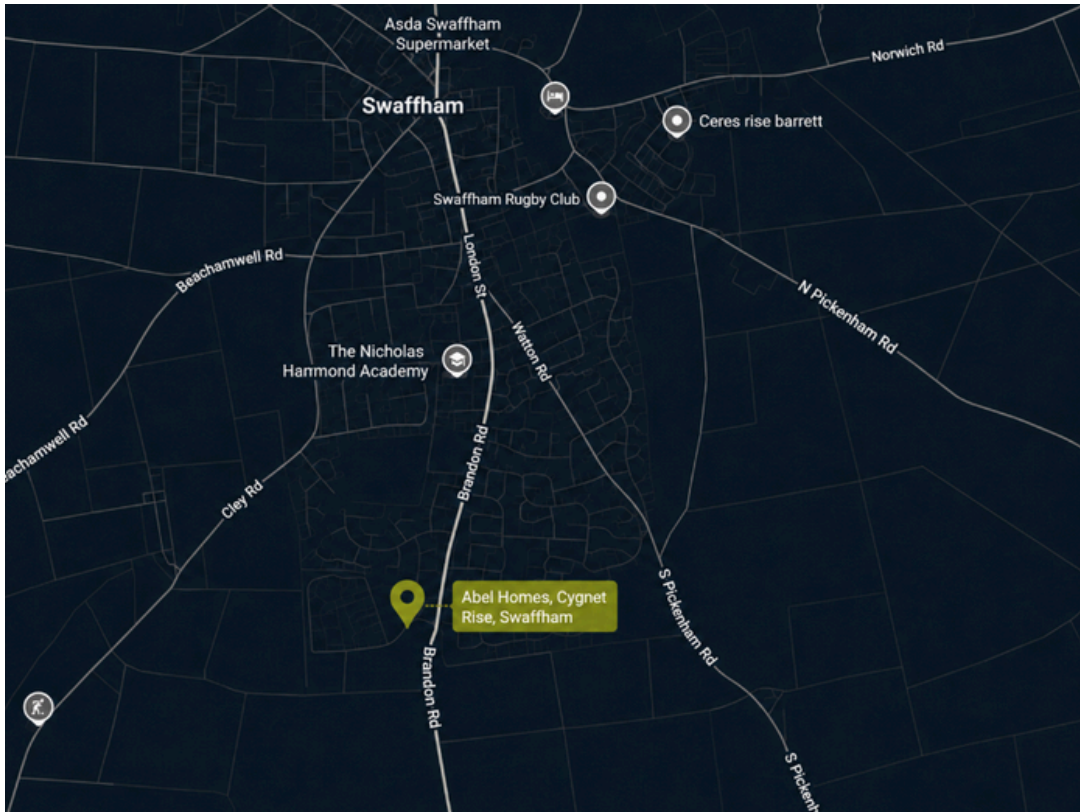
Mobile signal:

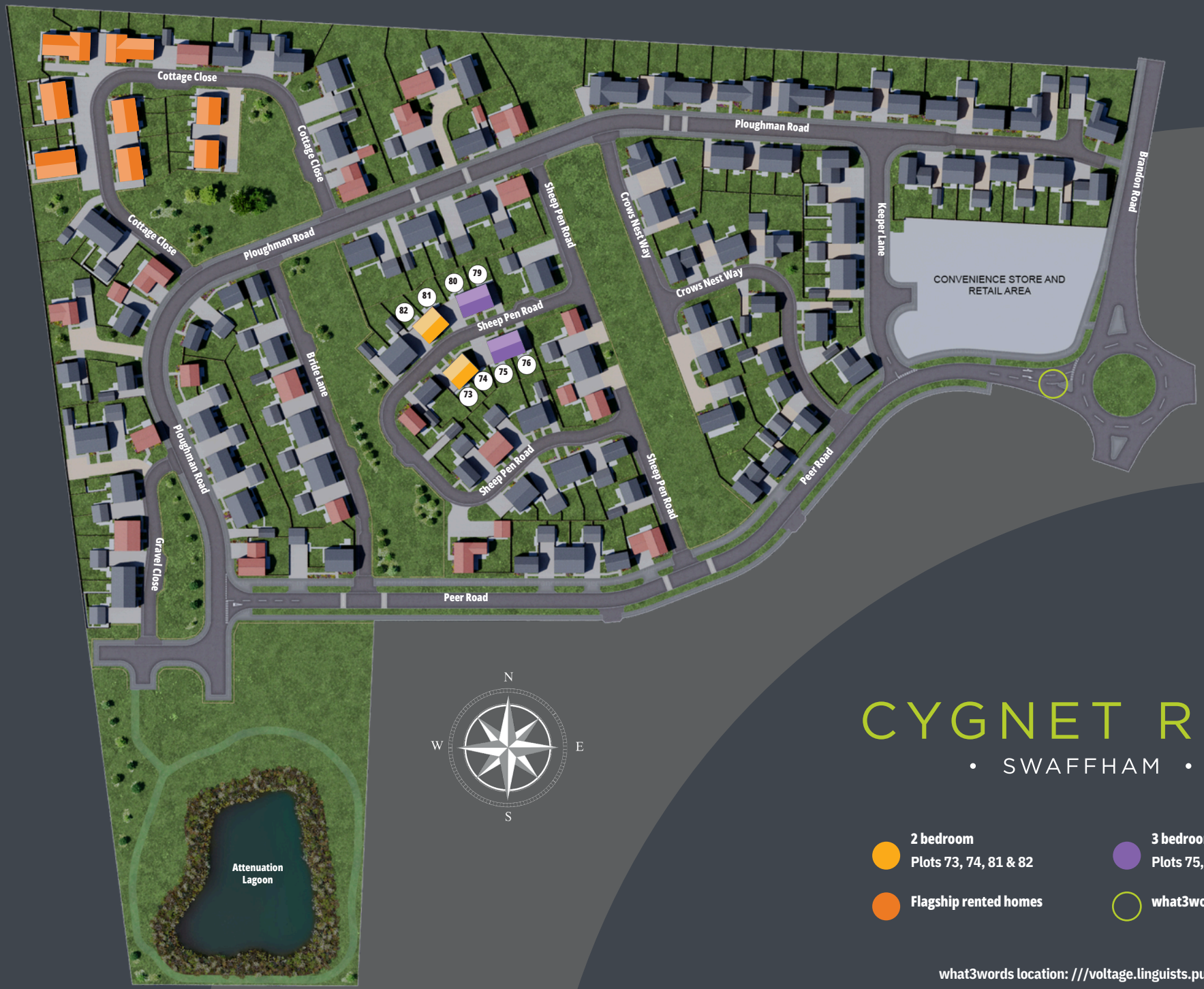
EE: 78% Vodafone: 70% Three: 74% O2: 73%

**Cygnet Rise, Keeper Lane, Swaffham, PE37 7FP**

*All train times are based off leaving Brandon train station (14-miles from Cygnet Rise) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.






# CYGNET RISE

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- **2 bedroom** Plots 73, 74, 81 & 82
- **3 bedroom** Plots 75, 76, 79 & 80
- **Flagship rented homes**
- **what3words location**

**what3words location: ///voltage.linguists.punchy**

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# Specification

## Kitchen

- Solent Shaker kitchen units in 'Kashmir'
- Premium laminate worktops in 'Grey Bardolino Oak'
- Wall tiles in 'Technical White Matt'
- Downlighting to ceiling
- Integrated fridge-freezer, dishwasher and washing machine
- Oven, hob and extractor fan fitted
- Ceramic Johnsons floor tiles in 'Sphinx Sand Matt'

## Bathroom

- Contemporary white sanitaryware
- Johnsons tiling to the walls in 'Sphinx Sand Matt'
- ProTek flooring in 'Camden Chino'

## Electrical

- TV points in living room and main bedroom
- Low energy external lighting to the front and rear
- Mains connected smoke and heat detectors
- Electric car chargers

## Decorative finishes

- All internal walls, ceilings and internal woodwork are finished in an off-white Dulux shade
- Five panel suffolk style internal doors with chrome furniture
- All internal woodwork is finished in an off-white satin

## General

- NHBC 10-year warranty (from build completion date)
- Low carbon electrical heating system powered by an air source heat pump
- Turf to rear gardens
- Built-in double wardrobe to main bedroom
- Rio Twist carpets in 'Petticoat' to stairs, landing and bedrooms
- LVT in 'Midland Oak' to hall & living room

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.











All photos of a previous Flagship phase, these properties at Cygnet Rise are currently in-build



# Two-bedroom semi-detached house

## Plots *73, 74, *81, 82

*Mirrored to floor plan shown

### GROUND FLOOR

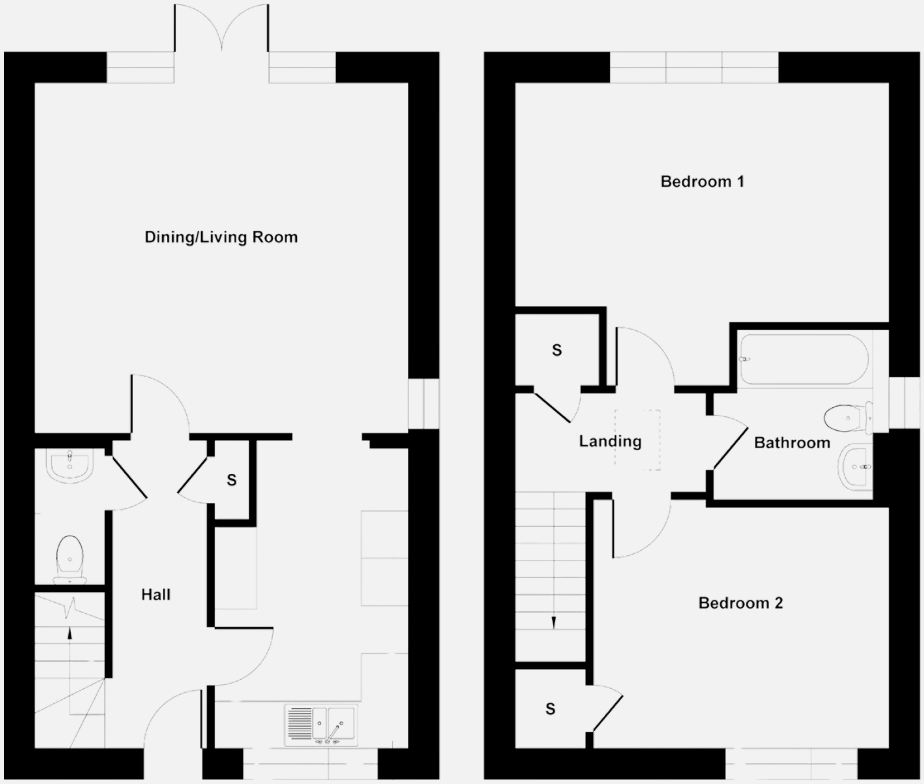
Kitchen: 3.95m x 2.48m | 13'1" x 8'2"

Dining / living room: 4.79m x 4.49m | 15'9" x 14'9"

### FIRST FLOOR

Bedroom 1: 4.79m x 3.07m | 15'9" x 10'1"

Bedroom 2: 3.59m x 3.19m | 11'9" x 10'6"




GROUND FLOOR FIRST FLOOR

**880 sqft. / 81.80 sqm.**

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary within a tolerance of =/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture.
CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



## Three-bedroom semi-detached house

**Plots *75, 76, *79, 80**

*Mirrored to floor plan shown

### GROUND FLOOR

Kitchen: 3.92m x 3.53m | 12’10” x 11’7”

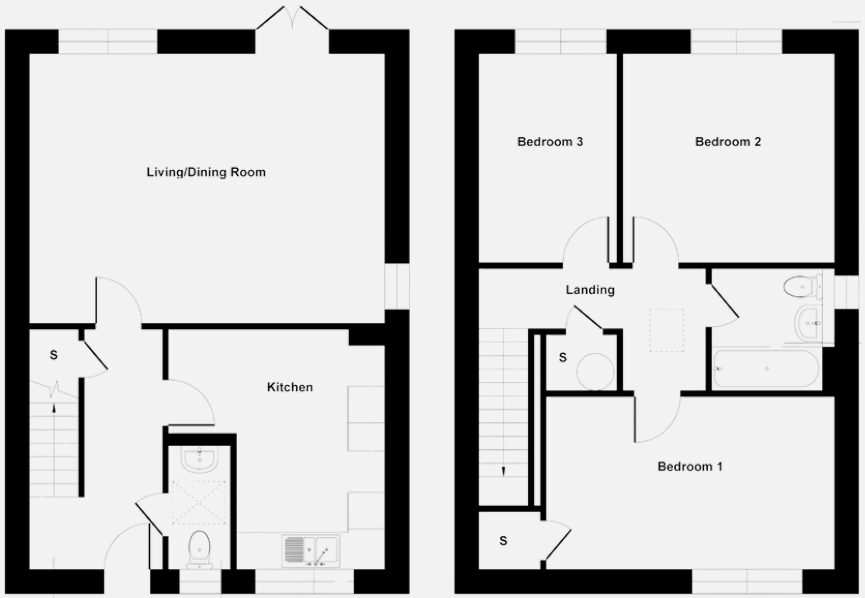
Living / dining room: 5.80 x 4.40m | 19’0” x 14’5”

### FIRST FLOOR

Bedroom 1: 4.70m x 2.82m | 15’5” x 9’3”

Bedroom 2: 3.45m x 3.41m | 11’4” x 11’2”

Bedroom 3: 3.41m x 2.27m | 11’2” x 7’5"




GROUND FLOOR FIRST FLOOR

**1050 sqft. / 97.66 sqm.**

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# Shared ownership explained

**What is shared ownership?**
Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

**How does shared ownership work?**
For this development, you can initially purchase between 25% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

**For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.**

Shared ownership guide
First come first serve policy

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