



CEDAR HOUSE

FROM SEED TO SANCTUARY



INTRODUCING

Cedar House

Acorn Drive, Swaffham, Norfolk
PE37 7PT

Five Bedroom Energy-Efficient Family Home

Principal Suite with En-Suite and
Fitted Walk-In Wardrobe

Shared En-Suite Serving Two Further Bedrooms

Three Bathrooms Plus Ground Floor Cloakroom

Two-Tone Kitchen with Extensive
AEG Appliances

Superb Kitchen, Dining and Family
Space Overlooking the Garden

Separate Sitting Room and
Versatile Snug/Home Office

A-Rated with Solar PV, Air Source
Heating and Underfloor Heating

Private West-Facing Garden
within a Gated Community

Double Garage with Oak-Coloured
Electric Door and Generous Driveway

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



Set within a small private gated community on the outskirts of Swaffham, this substantial five-bedroom home combines generous family accommodation with an impressive specification and excellent energy efficiency. Extending to approximately 2,345 sq ft across two floors, there is a real sense of space throughout, complemented by a double garage, generous driveway and private west-facing garden.

At the heart of the home is an impressive two-tone kitchen, dining and family space, designed as somewhere to cook, eat and spend time together while enjoying its connection with the rear garden. The kitchen itself has been particularly well considered, combining extensive cabinetry with an oak-topped breakfast bar and a comprehensive range of AEG appliances, including double ovens, microwave, induction hob with downdraft extraction, integrated fridge and dishwasher. A wine cooler, water softener and cleverly incorporated charging points are among the smaller details that add to its everyday practicality.

The adjoining utility continues the same cabinetry and provides dedicated space for laundry appliances and an American-style fridge freezer, keeping the working elements of the home away from the main living space. Elsewhere, a substantial sitting room offers somewhere more relaxed and separate, while the additional snug lends itself equally well to a home office, playroom or second reception room. A locally handmade oak staircase provides another attractive feature at the centre of the house, with useful storage incorporated beneath.

Upstairs, five bedrooms provide plenty of flexibility for family and guests. The principal bedroom has the feel of a proper suite, with its own en-suite, extensive vanity storage and a fully fitted walk-in wardrobe. Two further bedrooms share a Jack & Jill en-suite, while the remaining bedrooms are served by a well-appointed family bathroom with generous fitted storage. Together, the arrangement works particularly well for a larger household without sacrificing bedroom space.



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Energy efficiency is equally central to the house. Solar PV, air source heating and zoned underfloor heating to the ground floor contribute towards its A-rated energy performance, while LED lighting has been used extensively throughout. The specification continues outside, with a composite oak-effect entrance door, matching oak-coloured electric garage door and ample external LED lighting.



The private west-facing garden provides plenty of space for family life and entertaining, with both front and rear gardens grassed and gated access to one side. Combined with the generous driveway, double garage and gated setting, the outside space complements the scale and practicality of the house particularly well.

Backed by a 10-year ICW new home warranty, this is a sizeable and highly efficient family home where considerable thought has gone into the details that make a difference day to day, from the quality of the kitchen and bedroom storage to the flexible living spaces and energy-efficient technology.



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SPECIFICATION AND FEATURES

CONSTRUCTION & EXTERIOR

- Traditional brick and block construction with pantile roof
- Cream silicone render
- Black downpipes and guttering
- Concrete ground floors with timber upper floors
- Low-maintenance uPVC casement windows
- Composite oak-effect front entrance door with additional security feature
- Generous private west-facing rear garden
- Front and rear gardens grassed
- Generous permeable brick weave driveway
- Double garage with oak-coloured electric garage door
- Ample external LED lighting
- Outside tap
- Close-board fencing with concrete gravel boards and posts
- Personal gate to one side
- Generous Indian sandstone patio
- Private gated community with phone and fob-operated electric gates

INTERNAL FINISHES

- Luxury oak veneered internal doors with stainless steel ironmongery
- Locally handmade oak staircase with useful storage cupboard beneath
- Flooring included throughout, comprising a mix of tiles and carpet
- Traditional brick fireplace with oak beam and granite hearth
- Generous, fitted storage throughout

KITCHEN

- Stunning two-tone luxury kitchen with Inox handles
- Quartz worktops with quartz upstands
- Oak worktop to breakfast bar with LED spotlights above
- Cleverly designed breakfast bar incorporating dual USB ports and 240V power supply for charging electronic devices, with storage beneath
- Multi-zone LED lighting with LED plinth lighting
- AEG induction hob with dual bridge function and integrated downdraft extractor
- Eye-level AEG SurroundCook multifunction catalytic double oven with AirFry function
- Eye-level integrated AEG microwave with steam set
- Integrated AEG fridge
- Integrated AEG dishwasher
- Wine cooler
- Four-compartment integrated waste bin
- Water softener with dedicated storage for salt tablets
- Stainless steel under mounted 1.5 bowl sink with contemporary mixer tap

UTILITY ROOM

- Extensive range of units matching the kitchen
- Oak hardwood worktops with oak upstands
- Composite sink with contemporary mixer tap
- Dedicated spaces for washing machine and tumble dryer
- Space for American-style fridge/freezer with hard water supply
- External access

BEDROOMS & BATHROOMS

- Principal bedroom with private en-suite and fully fitted walk-in wardrobe in complementary finishes
- Principal en-suite with generous base-unit storage
- Dual-access en-suite shared between two further bedrooms
- Family bathroom with generous base and wall-mounted storage
- White sanitaryware
- Vanity storage to wash basins
- Large-format floor tiles
- Dual fuel heated towel radiators to all bathrooms and en-suites
- LED illuminated mirrors with anti-mist function and shaving points
- Oversized bath to family bathroom
- Separate low-profile shower tray with dual shower heads to family bathroom
- En-suite showers with dual shower heads
- Ground floor cloakroom with base and wall-mounted storage, complemented by contemporary black fittings and towel rail

ENERGY, ELECTRICAL & SECURITY

- EPC Rating: A
- Solar PV
- Air source heat pump
- Zoned underfloor heating to the ground floor
- Energy-efficient LED lighting throughout
- EV charging point provision
- TV and Cat 5 points to principal rooms and bedrooms
- Pre-wired for satellite television to principal rooms
- Fibre-optic superfast broadband
- Hard-wired smoke and heat alarms
- Lighting and power to garage
- Full SSAIB-approved alarm system covering house and garage

SERVICES & WARRANTY

- Mains water, electricity and drainage
- Heating via an air source heat pump
- Solar PV panels linked to the heating and hot water systems
- 10-year ICW new home warranty
- LABC full certification through Breckland Council
- Tenure: Freehold
- Council Tax: Band to be confirmed

AGENT'S NOTE

- Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.
- As part of the approved planning consent, the developer implemented enhanced groundworks specifically designed to enrich and protect the land's integrity for years to come. These improvements were completed to an exceptional standard and have been fully signed off by building control.





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.

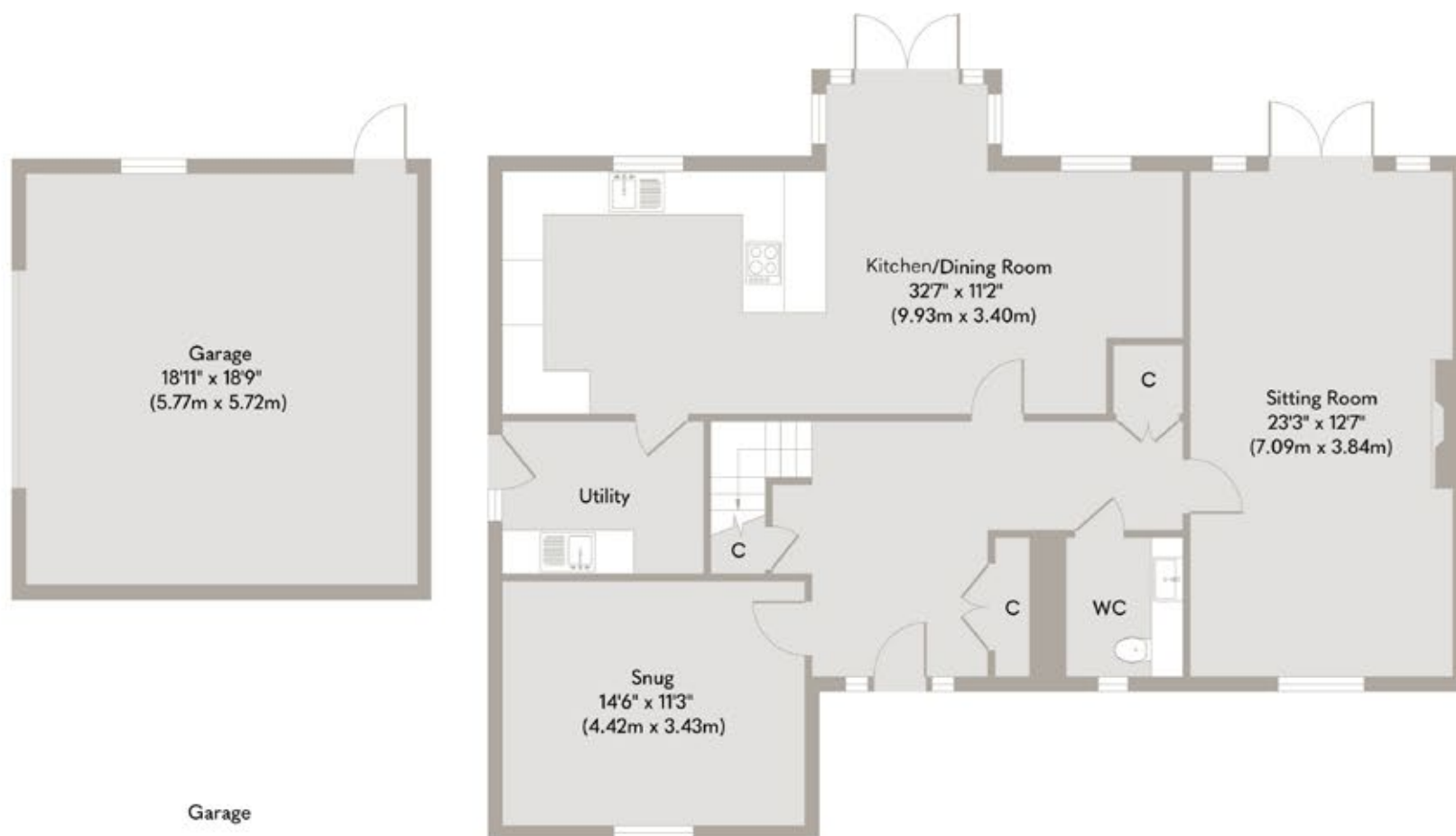
Our residential properties are designed to meet a range of needs, from cosy starter homes to spacious family residences. With our extensive experience in property development, we are committed to helping you find or create the perfect home for your lifestyle.



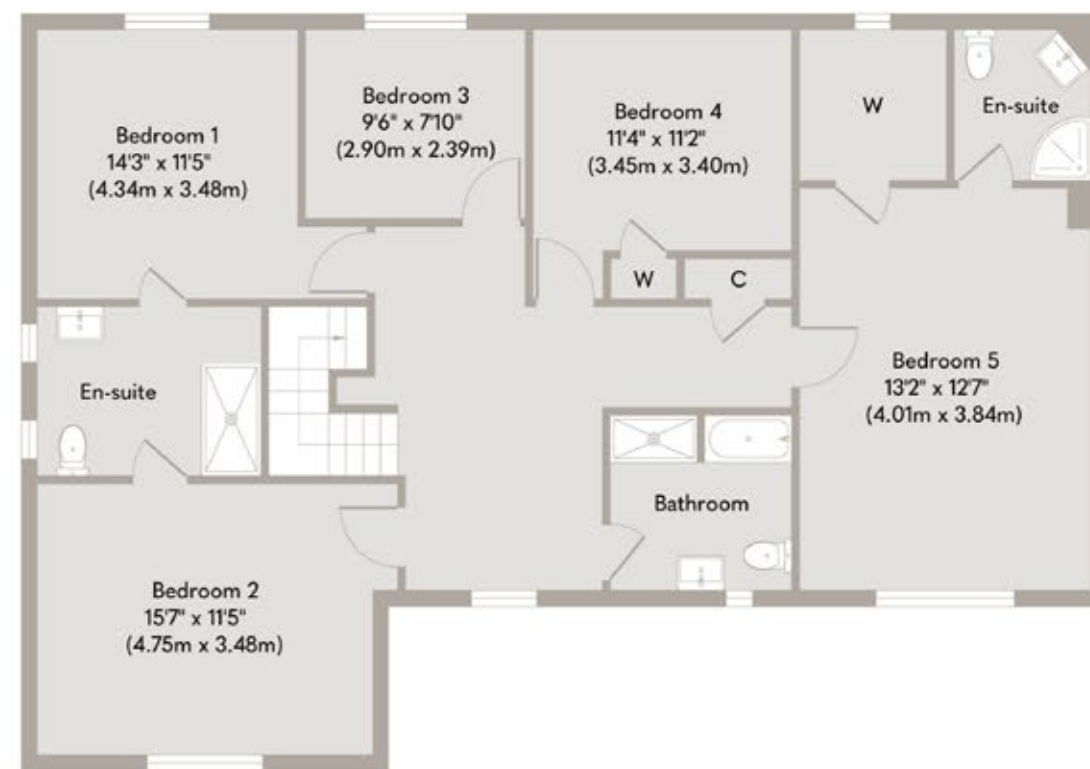
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Ground Floor
Approximate Floor Area
1188 sq. ft
(110.36 sq. m)



First Floor
Approximate Floor Area
1157 sq. ft
(107.48 sq. m)

Total Approximate Floor Area 2344.8 Sq. Ft. / 217.84 Sq. M.

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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A HISTORIC MARKET TOWN WITH AN INDEPENDENT SPIRIT

Swaffham is a handsome Norfolk market town with plenty going on beneath its historic surface. Set on the edge of the Brecks, it offers a lifestyle that feels both well connected and refreshingly unhurried, with independent shops, good places to eat, everyday amenities and open countryside all close at hand.

The Market Place remains the heart of the town, framed by Georgian buildings and the distinctive Buttercross, with the long-established Saturday market bringing a familiar weekly rhythm. Around it, independent shops, cafés, pubs and restaurants sit alongside Waitrose, Tesco and Asda, while schools, healthcare, leisure facilities and Swaffham Golf Club make everyday life particularly straightforward.

The landscapes of the Brecks offer miles of walking and cycling, while nearby Castle Acre is home to one of Norfolk's most impressive historic villages and priory ruins. Head north and Sandringham, Wells-next-the-Sea, Brancaster and the wider North Norfolk coast are all within easy reach, making spontaneous days by the sea entirely realistic.

Swaffham also has a strong sense of its own story. The town has close connections with Howard Carter, whose discovery of Tutankhamun's tomb became one of the defining archaeological finds of the 20th century, while its historic centre, long market tradition and ongoing investment give it a character that feels firmly rooted yet still evolving.



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ACORN DRIVE

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For all enquiries, contact

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Land & New Homes Specialists

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Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

