



12 Lancaster Road, Swaffham
£300,000

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Swaffham

Acquire this exquisite new build detached residence, in the esteemed market town of Swaffham, with 10-year NHBC guarantee. This chain-free home is ready for you to move in and make it your own. Showcasing a sitting room, a versatile dining room, an open-plan kitchen/dining room with a utility and a WC, four bedroom that range in size, a private en-suite and a family bathroom. Externally, you will find a large maintained garden, a brick-weave driveway and a garage. With its impeccable condition and flexible layout, this residence is perfect for a modern family lifestyle.

Location

Swaffham is a charming market town located in the heart of Norfolk. Situated approximately 15 miles northeast of King's Lynn, it offers a blend of historic architecture and rural beauty. Known for its picturesque streets, the town is home to a vibrant community and a rich heritage. Swaffham boasts the iconic Swaffham Market Place, with its traditional market, and landmarks such as the striking St. Peter and St. Paul Church, which dates back to the 14th century. It's a perfect choice for families, as it enjoys a great catchment area for the local schools, with the convenience of having a wide range of amenities right at your doorstep, including well-known grocery stores like Waitrose and ASDA. Moreover, the town's social scene is enriched by the nearby Red Lion and White Hart pubs, where you can enjoy delicious food and enjoy socialising with friends. Commuters will appreciate the easy access to the A47, allowing swift journeys to key destinations such as Dereham and Norwich. Surrounded by rural countryside, Swaffham offers easy access to both the coast and the



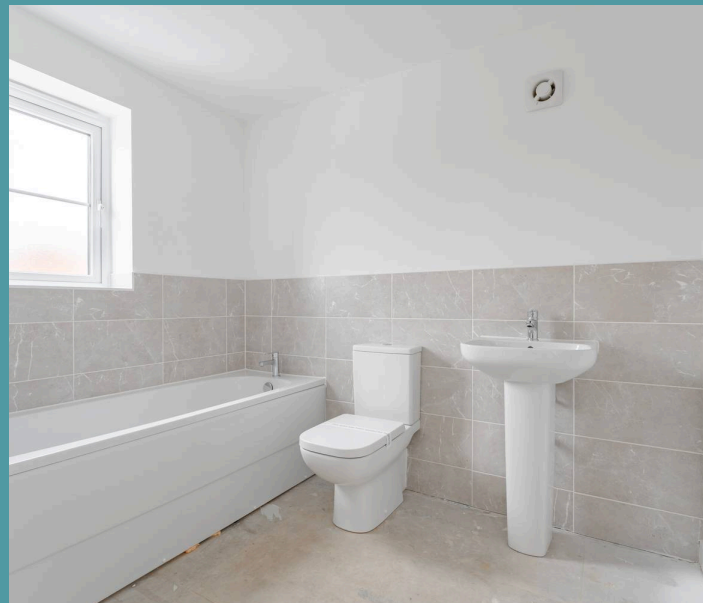
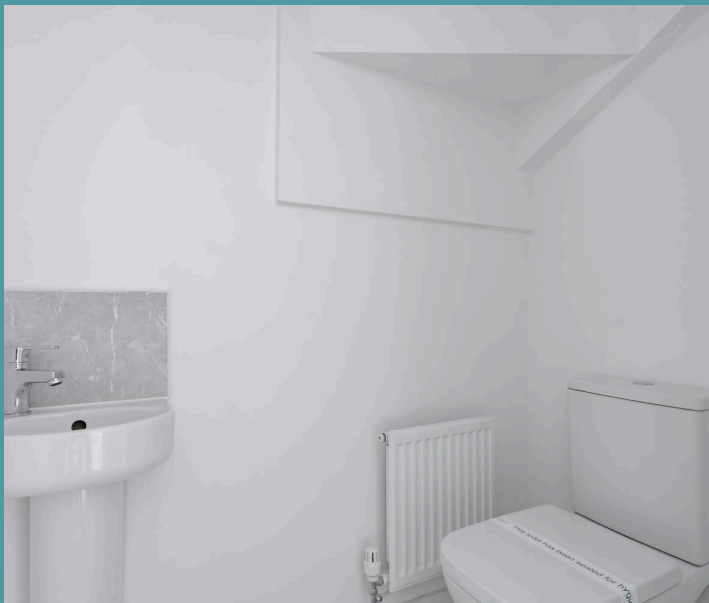


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Welcome inside, where you are greeted by a bright and airy entrance hall. Immediately capturing your attention is the sitting room, filled with an abundance of natural light, inviting relaxation and entertaining. Adjacent, is a versatile dining room that can either encourage intimate family gatherings or alternately be a home office or a playroom, depending on your own requirements. The heart of the home lies in the open-plan kitchen/dining room, equipped with high-quality fixtures and fittings, including modern wall and base units, integrated appliances and plenty of storage space, to enhance your cooking experience. Complete with a functional utility room for storage and laundry essentials, as well as a convenient WC.

Ascend to the first floor, where you will encounter four bedrooms that range in size, each thoughtfully designed to offer the utmost comfort and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share a family bathroom, comprising of a modern three piece suite.





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Outside, you will find a large maintained garden, providing space for summer bbqs, garden activities or simply relaxing in the afternoon sunshine. There is plenty of space for a timber storage shed, summerhouse or a greenhouse. It is fully enclosed so you can enjoy in privacy and seclusion. At the rear of the residence is a brick-weave driveway providing off-road parking for multiple vehicles and a garage for storage options.

Agents notes

We understand that this property is freehold.

Connected to mains water, drainage and electricity.

Gas central heating system.

Council tax band: D

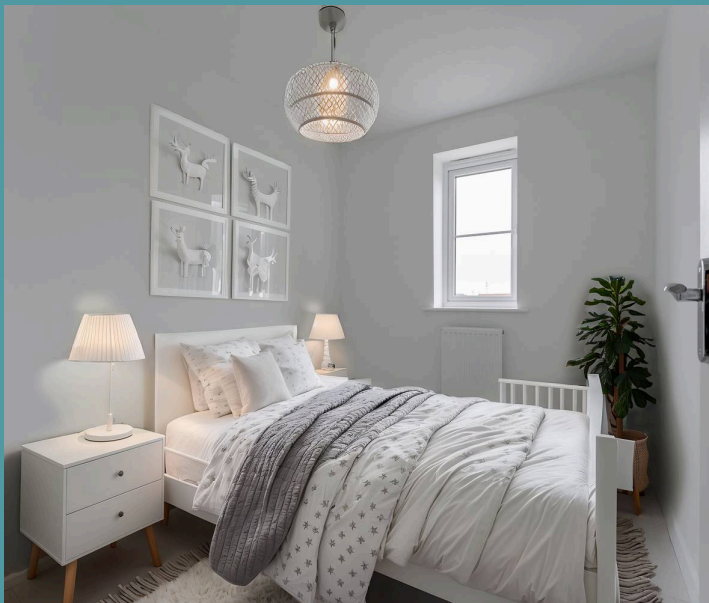




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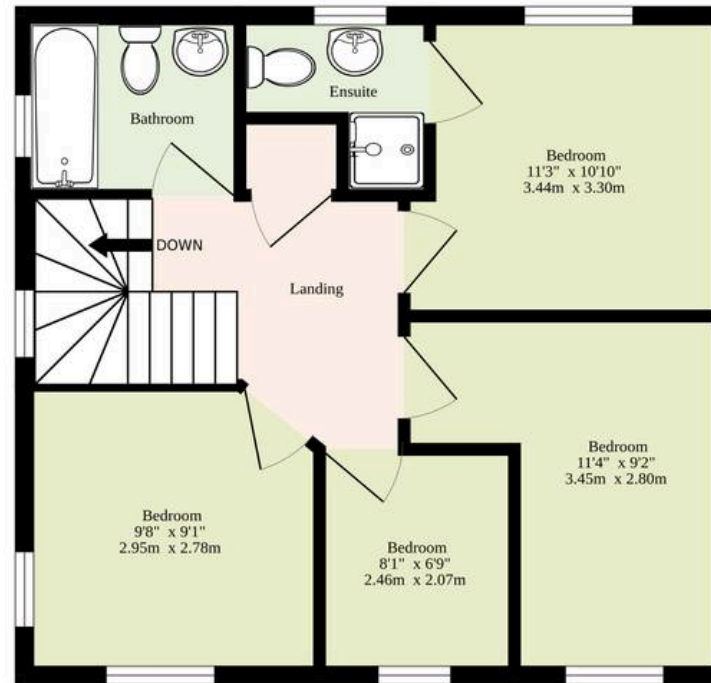
- Chain free, ready for you to move straight into!
- New build detached residence, in the market town of Swaffham, with 10-year NHBC guarantee
- Beautiful family home in an immaculate condition, with spacious and flexible accommodation to adapt to your own preferences and style
- Open-plan kitchen/dining room with high-quality fixtures and fittings, complete with a functional utility room and a convenient WC
- Light-filled sitting room inviting relaxation and entertaining
- Versatile dining room, with the option to be a home office or playroom
- Four bedrooms, a private en-suite and a modern family bathroom
- Large garden that is fully enclosed for privacy and seclusion
- Brick-weave driveway providing off-road parking and a garage for storage options
- Short drive into Swaffham's town centre offering a wide range of amenities, including shops, transport, healthcare facilities and schools



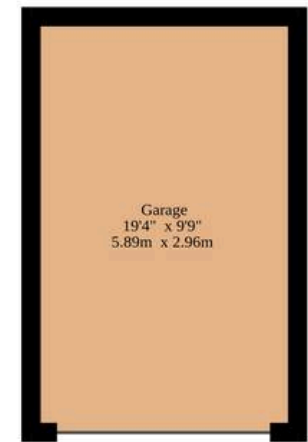
Ground Floor
435 sq.ft. (40.4 sq.m.) approx.



1st Floor
366 sq.ft. (34.0 sq.m.) approx.



Garage
187 sq.ft. (17.4 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1288sq.ft. (119.7 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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