



54 Lancaster Road, Swaffham

Swaffham



Minors & Brady

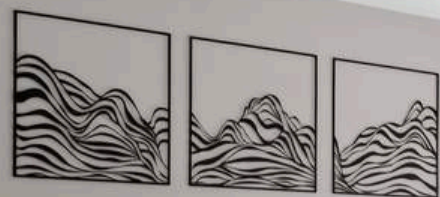


## 54 Lancaster Road

Tucked away within a modern residential setting, this three-bedroom detached home offers a practical layout that suits day-to-day family life. Built in 2023, the property feels fresh and well cared for, with contemporary finishes and the reassurance of an NHBC warranty still in place. The ground floor flows well, with a comfortable lounge and a spacious kitchen/dining area that naturally becomes the main hub of the home. French doors open out to the rear garden, making it easy to enjoy outdoor time in warmer months or when entertaining. Upstairs, the main bedroom benefits from its own en-suite, while two further bedrooms offer flexibility for growing families, guests or working from home. Outside space is easy to maintain, with a private enclosed garden providing room to relax without feeling overlooked. Off-road parking and a single garage complete the picture, making this a home that works just as well practically as it does for everyday living.

- Modern three-bedroom detached home built in 2023, offering a fresh and well-maintained feel throughout
- Still benefits from the remainder of its NHBC warranty for added peace of mind
- Well-planned ground floor layout with a comfortable lounge and a spacious kitchen/dining area
- French doors from the dining area open directly onto the rear garden, ideal for everyday use and entertaining
- Kitchen fitted with integrated appliances and good storage, supported by a separate utility room
- Useful ground floor cloakroom adding convenience for family and guests
- Main bedroom features its own en-suite shower room
- Two further bedrooms provide flexible space for family, guests or home working





M&B



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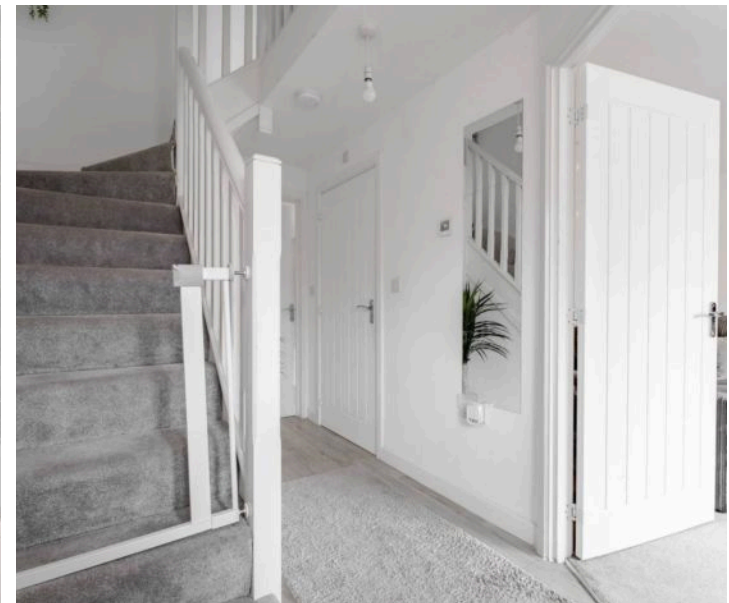
### The Location

Lancaster Road sits within the established market town of Swaffham, a community that provides a practical range of day-to-day amenities. The town centre offers supermarkets alongside independent shops, cafés and local eateries, as well as essential services such as GP surgeries, pharmacies and a post office.

Swaffham has a good selection of schools for different age groups, making it a suitable location for families, while leisure facilities include a leisure centre with swimming pool, a golf club, and several green spaces for informal recreation. The surrounding countryside reflects the wider Norfolk landscape and provides opportunities for walking and spending time outdoors without travelling far.

The town remains well connected, with the A47 running nearby and linking Swaffham to King's Lynn, Norwich and neighbouring towns. Regular bus services support local travel, and the town's weekly market and seasonal events continue a long-standing tradition that supports local traders and community life.

Overall, Swaffham offers a balanced setting with the convenience of a working market town, combined with a quieter pace of life typical of this part of Norfolk.



## 54 Lancaster Road

### Lancaster Road, Swaffham

This well-presented three-bedroom detached home offers comfortable, modern accommodation arranged over two floors and is ideally suited to family living. Built in 2023, the property benefits from the remainder of its NHBC warranty, along with gas central heating and UPVC double glazing throughout.

The ground floor begins with a welcoming entrance hall providing access to all main living spaces and the staircase to the first floor. The lounge is a good-sized room with a pleasant front-facing aspect, offering a practical and comfortable space for everyday living. To the rear of the property, the kitchen and dining area spans the width of the house and works well as a combined family space. The kitchen is fitted with a range of wall and base units, integrated appliances and ample worktop space, while the dining area comfortably accommodates a family dining table and benefits from French doors opening into the garden.

A separate utility room sits just off the kitchen, offering additional storage and space for laundry appliances, as well as access to the side of the property. Completing the ground floor is a useful cloakroom fitted with a WC and hand wash basin.





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Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The main bedroom is a well-proportioned double room and includes its own en-suite shower room fitted with a walk-in shower, WC and wash basin. Bedrooms two and three are both comfortable rooms, suitable for children, guests or home working. The family bathroom is fitted with a bath and overhead shower, WC and wash basin, and is finished with neutral tiling.

Outside, the property is approached via a brickweave driveway providing side-by-side parking and access to the single garage. The rear garden is fully enclosed and mainly laid to lawn, with a patio seating area and raised sleeper borders, offering a manageable and functional outdoor space.

Overall, the property is clean, modern and ready to move into, offering a practical layout, good room sizes and the benefit of driveway parking, garage and enclosed garden.

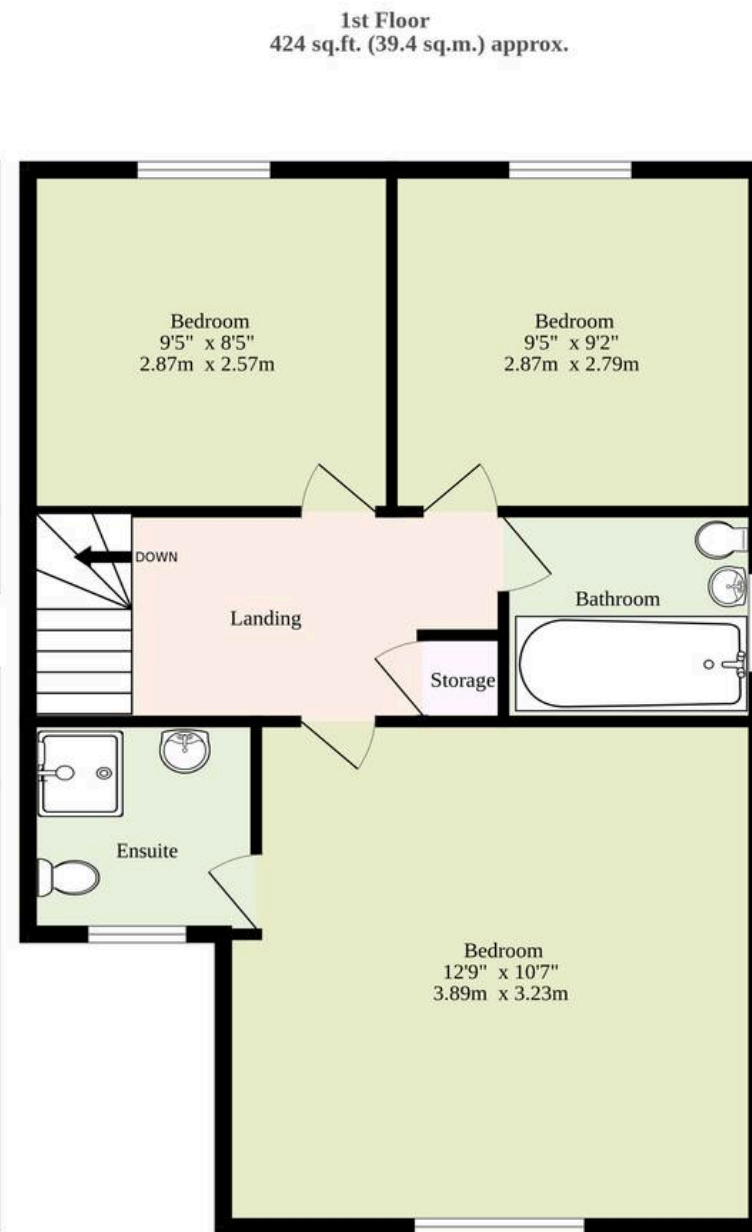
### Agents Note

Sold Freehold

Connected to mains water, electricity, gas and drainage.







**TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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