



63 Otter Road, Swaffham

In Excess of £290,000

## 63 Otter Road

Swaffham, Swaffham

Built by the renowned Abel Homes, this superb three-bedroom link-detached property is a prime example of modern, energy-efficient living. Boasting an A-rated Energy Performance Certificate, triple-glazed windows, and a photovoltaic solar panel system, the home has been designed with both sustainability and comfort in mind. Presented in immaculate condition throughout, it offers a thoughtfully arranged layout ideal for growing families, professionals, or downsizers seeking easy living with stylish finishes. Every detail has been considered for practical day-to-day living, while the overall presentation delivers a warm, contemporary feel that's ready to enjoy from day one.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A





### Location

Situated on the edge of the thriving market town of Swaffham, Otter Road enjoys a peaceful residential setting with excellent access to everyday amenities. Swaffham offers a variety of independent shops, supermarkets, eateries, and well-regarded schools, as well as regular public transport links. The town is also close to the A47, providing convenient road access to both King's Lynn and Norwich. Nearby, you'll find beautiful countryside walks, historic landmarks such as Castle Acre Priory, and access to the popular Peddars Way walking route. This location combines the charm of rural living with the convenience of modern town life, making it ideal for a wide range of buyers.

### Otter Road

The entrance hall is bright and welcoming, providing access to a ground floor WC and through to the stylish kitchen, which is positioned at the front of the property. This space is fitted with a range of modern wall and base units, integrated appliances, and ample worktop space, ideal for both everyday use and entertaining. At the rear, the generous 18ft lounge provides a flexible layout with room for both a comfortable seating area and a dining setup. French doors open directly to the south-facing garden, while a handy understairs cupboard is also accessed from this space for additional storage.





Upstairs, the home continues to impress with three well-proportioned bedrooms. The main bedroom benefits from a modern ensuite shower room, while a second double bedroom enjoys direct access to a private balcony, the perfect spot to enjoy morning light or a quiet break outdoors. A third bedroom provides flexibility for use as a single room, nursery, or home office, and all are served by a stylish family bathroom with bath, overhead shower, and contemporary tiling. Built-in cupboards on both the landing and hallway offer excellent additional storage.

Externally, the enclosed rear garden benefits from a desirable south-facing aspect and offers a lawned area, patio space, and a high degree of privacy, perfect for outdoor dining, play, or relaxation. To the front, a driveway provides off-road parking and leads to the attached garage, which at over 20 ft in length offers plenty of space for storage, a workshop, or further utility options.

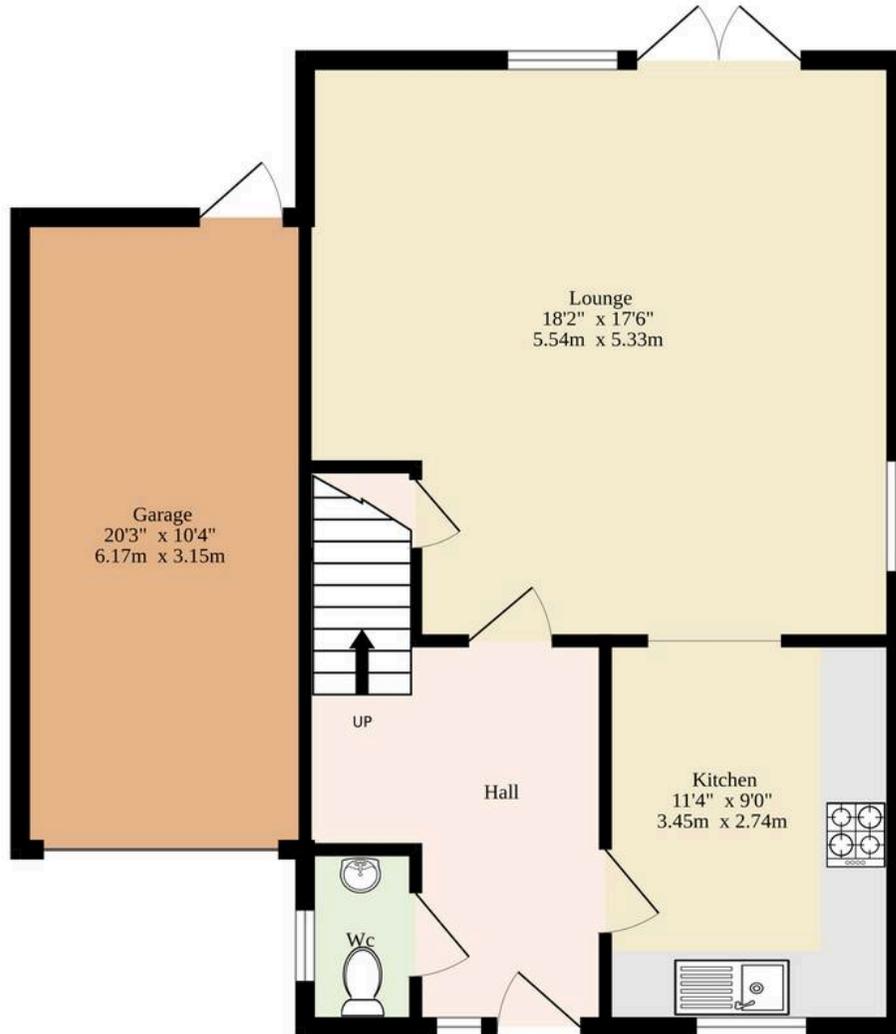




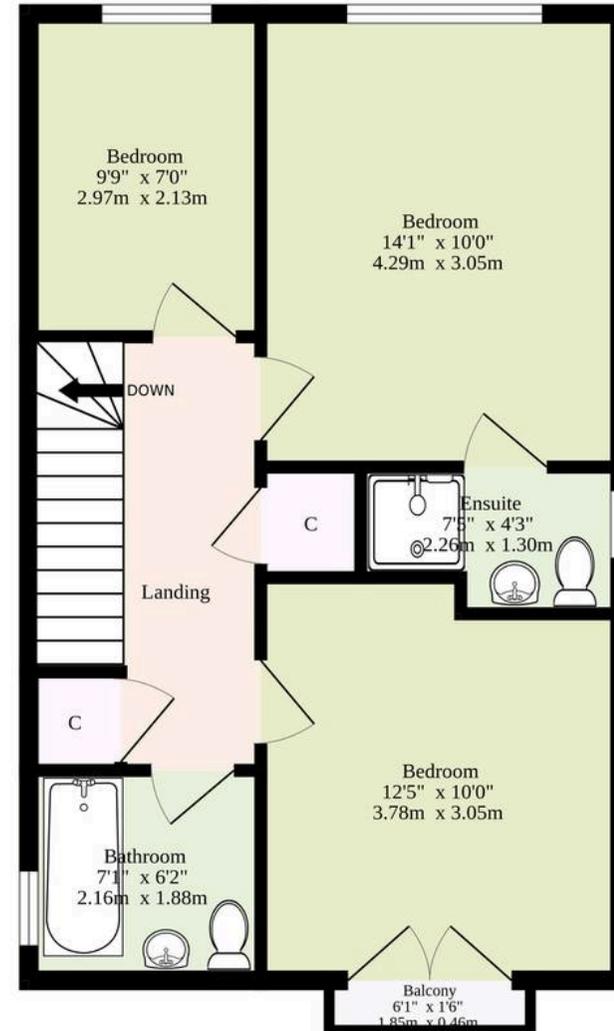
- Link detached house built by Abel Homes with A-rated energy efficiency
- Presented in immaculate condition throughout
- Modern kitchen with integrated appliances and space for dining
- Generous 18ft lounge with rear garden access
- Three well-proportioned bedrooms, including a spacious principal bedroom with ensuite and balcony
- Stylish family bathroom and additional ground floor WC
- Triple glazed windows and photovoltaic solar panel system
- Enclosed, south-facing rear garden ideal for outdoor enjoyment
- Driveway parking and large garage
- Sought-after residential location with convenient access to local amenities



Ground Floor  
751 sq.ft. (69.8 sq.m.) approx.



1st Floor  
457 sq.ft. (42.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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.  
Made with Metropix ©2025

