



11a The Poplars, Swanton Abbott

Norwich



Minors & Brady

## 11a The Poplars

Swanton Abbott, Norwich

This beautifully presented and deceptively spacious two-bedroom home, built in 2019, offers a high-quality, turnkey finish throughout and a layout that has been thoughtfully designed for modern living. From the moment you step inside, the property feels bright, stylish, and exceptionally well-maintained, making it an ideal choice for buyers looking to move straight in without compromise.

With generous proportions, a superb south-facing garden, and excellent parking, this is a home that stands out for both its finish and overall feel.



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# 11a The Poplars

Swanton Abbott, Norwich

- Deceptively spacious and beautifully presented modern home, built in 2019
- Turn key property, ready to move straight into with a modern finish throughout
- Impressive kitchen and breakfast room with ample space for dining and everyday living
- Separate utility room and ground floor WC adding practicality and convenience
- Bright and well sized lounge providing a welcoming main living space
- Two generous double bedrooms, both offering comfortable and well proportioned accommodation
- Larger than average south facing rear garden, ideal for outdoor living and entertaining
- Off road parking for two to three vehicles
- Well positioned within a desirable village location with good access to surrounding areas

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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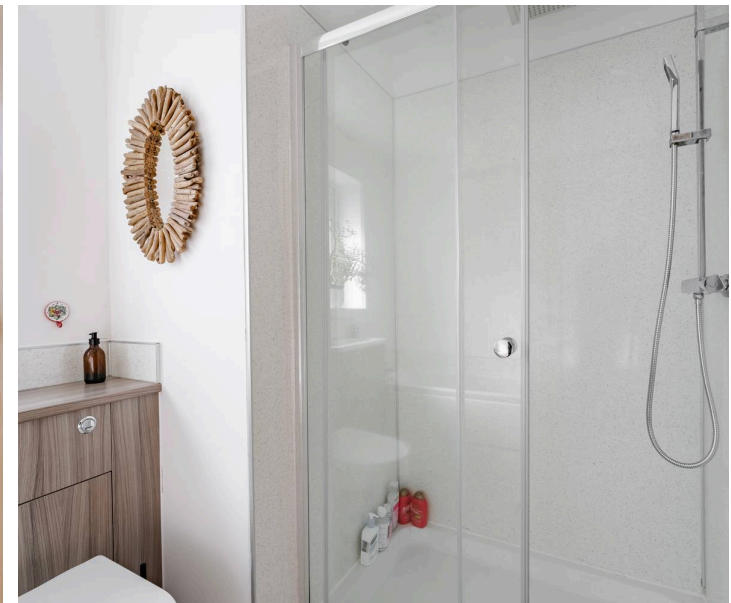
## Location

Situated in the village of Swanton Abbott, The Poplars enjoys a peaceful setting surrounded by attractive Norfolk countryside. The village offers a welcoming community atmosphere along with a local primary school and nearby amenities, while the neighbouring market town of North Walsham provides a wider range of supermarkets, shops, cafés, and essential services. The area is well connected via road links to Norwich and the North Norfolk coast, making it convenient for both commuting and leisure.

The surrounding countryside offers a variety of walking routes and open green spaces, while the nearby coastline provides access to sandy beaches and scenic coastal paths. This location is well suited to those seeking a quieter village lifestyle without feeling too far removed from larger towns and key amenities.

## The Poplars

The ground floor is particularly impressive, with a welcoming and well sized lounge that provides a comfortable yet refined living space, perfect for both relaxing and hosting. To the rear, the kitchen and breakfast room forms the true focal point of the home. This is a fantastic space, offering ample room for dining as well as a well appointed kitchen with plenty of storage and worktop space, all arranged to create a sociable and practical environment.



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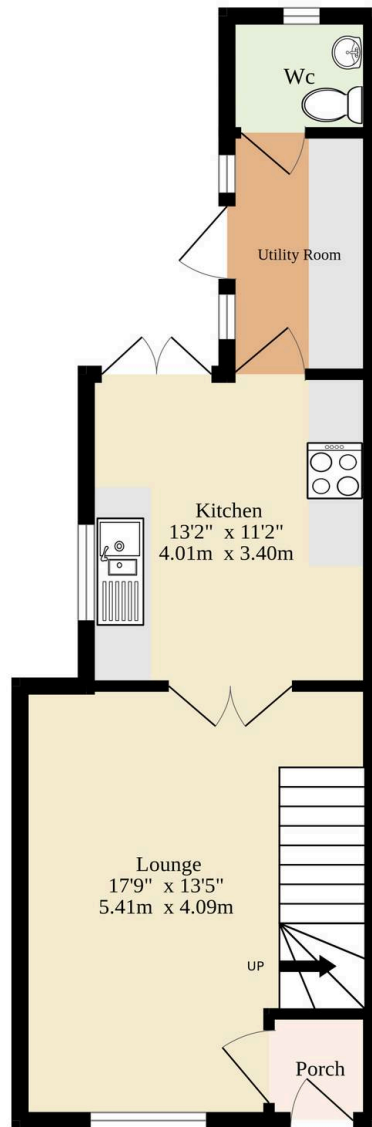
A separate utility room sits just off the kitchen, providing additional storage and laundry space, keeping the main living areas clean and uncluttered, while a ground floor WC adds further convenience.

Upstairs, the sense of space continues with two generous double bedrooms, both well proportioned and finished to a high standard. These are served by a modern family bathroom, completing the accommodation with a clean and contemporary feel.

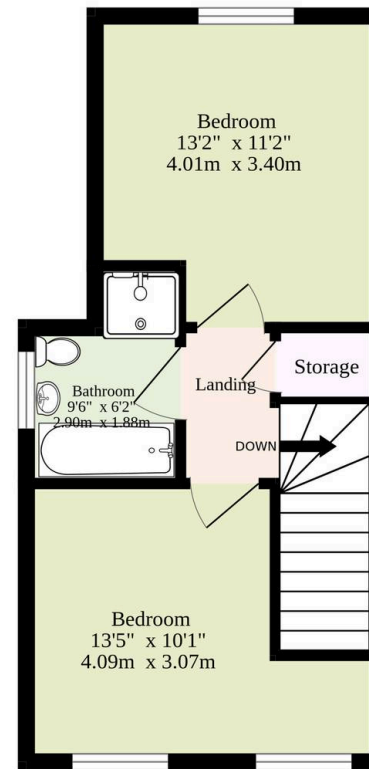
Externally, the property continues to impress. The south facing rear garden is larger than expected and provides an excellent outdoor space, ideal for entertaining, dining, or simply enjoying the sun throughout the day. To the front, there is off road parking for multiple vehicles, adding further practicality.



Ground Floor  
454 sq.ft. (42.2 sq.m.) approx.



1st Floor  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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