



11 Sir Archdale Road, Swaffham

Swaffham



Minors & Brady

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Swaffham, Swaffham

From the moment you step inside, this well-presented semi-detached home by Abel Homes offers an immediate sense of ease and everyday comfort, set within a popular residential development conveniently placed for the town centre. Designed with modern living in mind, the accommodation flows naturally from a welcoming entrance hall into a bright living room and onward to an open-plan kitchen and dining space that lends itself perfectly to both relaxed evenings and casual entertaining, with French doors opening onto the garden. Two double bedrooms and a contemporary bathroom provide well-balanced first-floor accommodation, while owned solar panels add an energy-efficient advantage. Outside, the property continues to impress with a private rear garden, driveway parking and a garage, making it an appealing, low-maintenance home for first-time buyers or investors.



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Sir Archdale Road sits in a quiet residential part of Swaffham, a traditional Norfolk market town surrounded by open Breckland countryside. It's close enough to the town centre that you can walk in comfortably, while still being far enough out to avoid the busier traffic and activity around the Market Place.

Day-to-day amenities are one of the strengths of the area. A Waitrose is very close by, making regular food shopping straightforward on foot. Slightly further out, there is a Tesco Superstore and an Asda in Swaffham, giving a full range of supermarket choice without needing to travel to larger towns. The town centre itself has a mix of independent shops, cafés, takeaways, a pharmacy, and practical services like banks and health facilities, keeping most essentials within a small radius.

For schooling, the area is served by local primary and secondary options. Heartwood Church of England Primary Academy and Swaffham Primary Academy are among the nearest primary schools, both within a short drive of Sir Archdale Road. For older students, The Nicholas Hamond Academy is the main secondary school in the town and is also close by, making school runs relatively straightforward for families living in the area.

Transport links are practical rather than extensive. The A47 runs just outside the town, providing direct road connections towards King's Lynn and Norwich. Regular bus services link Swaffham with surrounding villages and nearby towns, although most residents tend to rely on driving for commuting and wider travel. The nearest rail access is typically at Downham Market, which connects into Cambridge and London routes.

M&B



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Built by the reputable Abel Homes and set within a popular and well-regarded development, this attractive semi-detached home enjoys a convenient position within easy reach of the town centre, offering an appealing balance of modern living and accessibility.

A welcoming entrance hall sets the tone for the accommodation, offering a bright and airy introduction to the home, complemented by a convenient ground floor WC. The living room is generously proportioned and filled with natural light, providing an inviting space for both relaxation and entertaining.

To the rear, the open-plan kitchen and dining area creates a natural flow for everyday living, with French doors opening directly onto the garden, seamlessly connecting indoor and outdoor spaces. The kitchen is fitted with a range of quality cabinetry and integrated appliances, including an oven, dishwasher, fridge/freezer, along with plumbing for a washing machine.

Upstairs, there are two well-presented double bedrooms, one of which benefits from a built-in wardrobe, alongside a modern bathroom fitted with a contemporary three-piece suite.

The accommodation is completed by a private and well-tended rear garden, featuring a patio seating area, a neatly maintained lawn and established planted borders, offering a pleasant and usable outdoor setting.



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Externally, the property further benefits from a brick-weave driveway providing off-road parking, in addition to a garage which offers useful storage space.

Well balanced in its design and ideally positioned for local amenities, this is a home that will appeal to those seeking comfort, practicality and low-maintenance living within a sought-after residential setting.

Agents Notes


Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Solar panels are owned outright by the current owners.

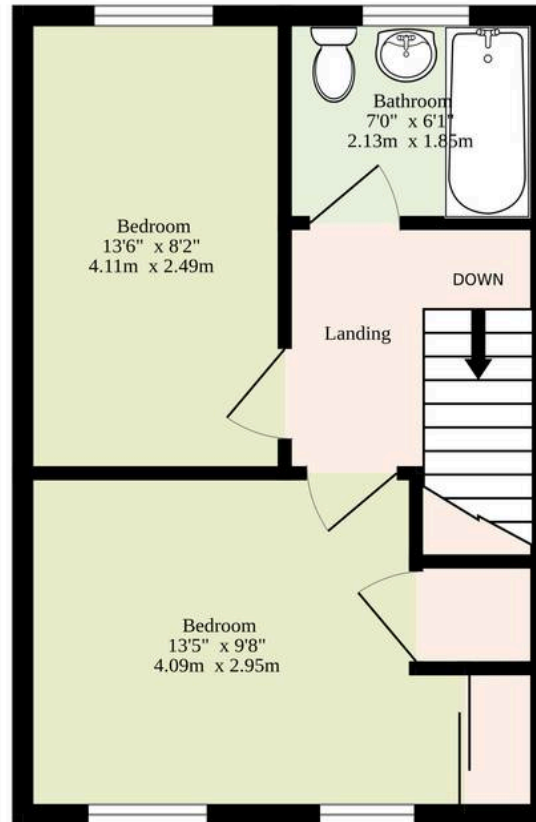


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

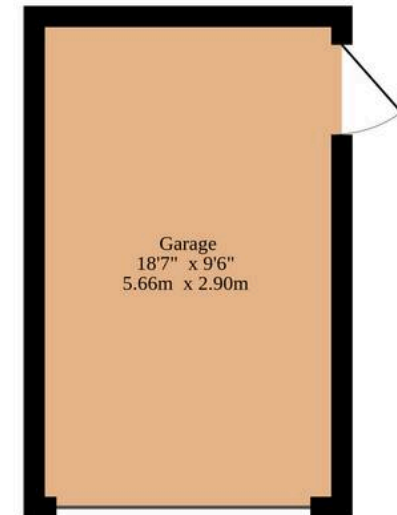
Ground Floor
383 sq.ft. (35.6 sq.m.) approx.



1st Floor
350 sq.ft. (32.5 sq.m.) approx.



Garage
179 sq.ft. (16.6 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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