



19 Sir Archdale Road, Swaffham

Swaffham



Minors & Brady

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Swaffham

Stylish, modern and move-in ready, this impressive two double bedroom home offers the perfect blend of comfort, convenience and practicality. Built by the respected Abel Homes and presented in very good condition throughout, the property boasts bright and well-proportioned accommodation ideal for first-time buyers, professionals, couples and downsizers alike. The spacious lounge and contemporary kitchen/dining room provide excellent living and entertaining space, while a ground floor cloakroom adds further convenience. Upstairs, two generous double bedrooms are complemented by a modern family bathroom. Outside, the enclosed rear garden offers a private space to relax, while the detached garage and ample off-road parking are valuable additions.

- Modern two double bedroom semi-detached home
- Built by the highly regarded Abel Homes in 2011
- Beautifully presented and ready to move into
- Bright and spacious dual-aspect lounge
- Contemporary kitchen/dining room with integrated dishwasher
- Convenient ground floor cloakroom/WC
- Modern family bathroom with mains-fed shower over bath
- Fully enclosed rear garden with patio seating area
- Detached garage with power, lighting and electric door
- Driveway providing off-road parking for multiple vehicles and popular edge-of-town location within easy reach of amenities and the A47





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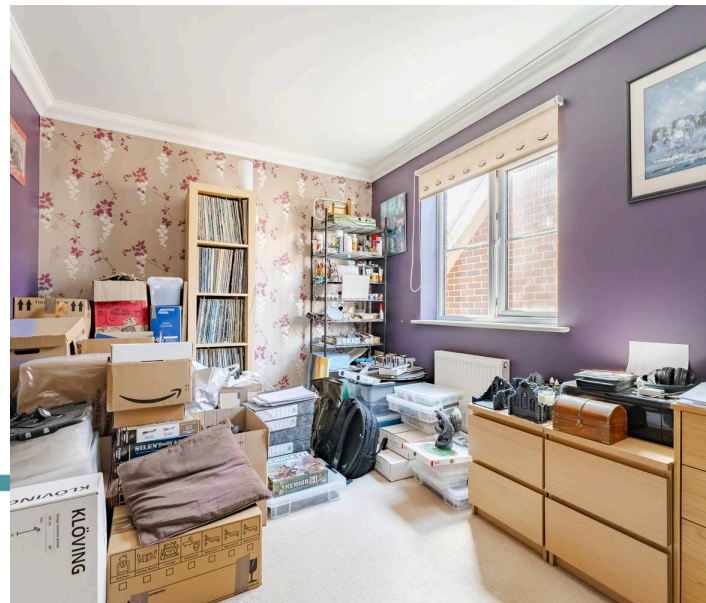
The Location

Situated on the edge of the popular market town of Swaffham, this property enjoys a pleasant residential setting that offers the perfect balance of convenience and lifestyle. Well-suited to first-time buyers, professionals, downsizers, couples and those seeking a low-maintenance home, the location provides easy access to a wide range of amenities while retaining a relaxed and welcoming atmosphere.

Swaffham is a thriving Norfolk market town with a strong sense of community and an excellent selection of everyday conveniences. Residents can enjoy a variety of supermarkets, independent shops, cafés, restaurants and local services, along with healthcare facilities, leisure amenities and regular community events. Everything needed for day-to-day living is within easy reach, making the town an attractive place to call home.

For commuters and those who enjoy exploring the surrounding area, Swaffham benefits from good transport connections. The nearby A47 provides convenient access to King's Lynn, Norwich and the wider region, while regular bus services connect the town with neighbouring villages and towns.

The surrounding countryside is one of the area's greatest attractions, offering beautiful open landscapes, scenic walking routes and opportunities to enjoy the outdoors. Historic landmarks such as Castle Acre and its impressive priory ruins are within easy reach, while the renowned Peddars Way provides miles of countryside walks and cycling routes through some of Norfolk's most picturesque scenery.



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Built by the highly regarded Abel Homes in 2011, this attractive two double bedroom semi-detached home offers modern, well-maintained accommodation in a popular residential development on the edge of Swaffham.

Thoughtfully designed for comfortable everyday living, the property is ideal for first-time buyers, professionals, couples, downsizers and investors seeking a home that is ready to move straight into.

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation and a convenient cloakroom. The front-facing lounge is a bright and inviting space, benefitting from dual-aspect windows that allow plenty of natural light to flow throughout the room, creating a comfortable setting for both relaxation and entertaining.

To the rear of the property, the well-appointed kitchen/dining room forms the heart of the home. Fitted with a range of modern wall and base units, integrated dishwasher and ample worktop space, it offers both practicality and style. There is plenty of space for a dining table, making it an ideal area for everyday meals, social gatherings and family occasions. A door provides direct access to the rear garden, seamlessly connecting indoor and outdoor living during the warmer months.



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The first floor continues to impress with two generously sized double bedrooms. The principal bedroom is particularly spacious and benefits from useful built-in storage and an additional alcove suitable for hanging clothes or further storage solutions. The second bedroom offers excellent versatility and could equally serve as a guest bedroom, home office or hobby room. Completing the accommodation is a modern family bathroom fitted with a bath and mains-connected shower.

The property benefits from UPVC double glazing throughout and gas-fired central heating, ensuring comfort and efficiency all year round. In addition, the loft space is insulated and partially boarded, while a thermal panel system assists with hot water production during sunnier periods.

Externally, the property enjoys a well-maintained and fully enclosed rear garden, predominantly laid to lawn with a paved patio area, providing an ideal space for outdoor dining, entertaining or simply enjoying the warmer weather. Raised planting beds add further interest and colour, while outside lighting and a water supply offer additional convenience.

To the front, a substantial brickweave driveway provides off-road parking for multiple vehicles, a valuable feature for both homeowners and visitors alike. Further complementing the outdoor space is a detached garage equipped with power, lighting and an electric up-and-over door, offering excellent storage, workshop potential or secure parking.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



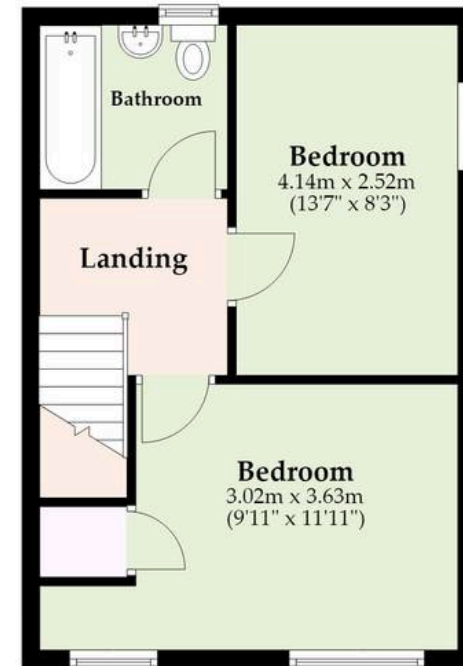
Ground Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



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Total area: approx. 82.7 sq. metres (890.5 sq. feet)

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.

Plan produced using PlanUp.

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