



11 Fieldfare Way, Swaffham

Minors & Brady

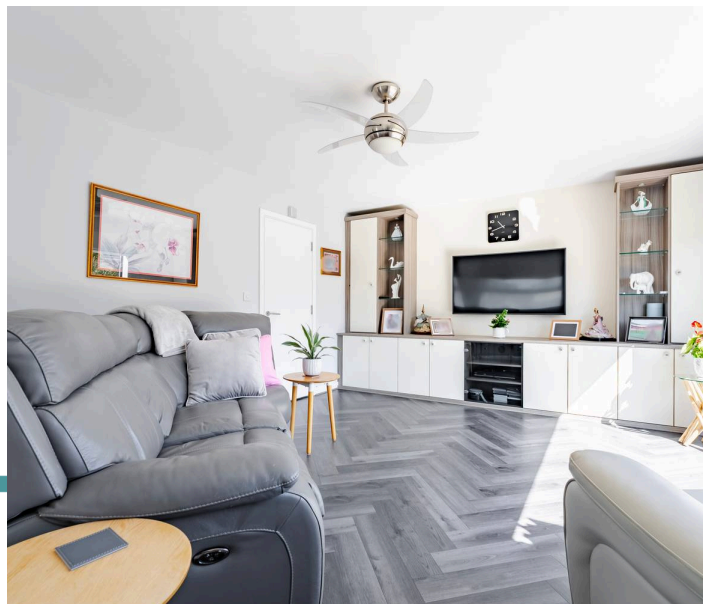


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Swaffham

Eco-conscious living meets exceptional family space in one of Swaffham's most sought-after modern developments. This beautifully presented four-bedroom detached home combines generous accommodation with an impressive range of energy-efficient features, including solar panels, battery storage, triple glazing and air conditioning. Designed with modern lifestyles in mind, the property offers two en-suite bedrooms, versatile living spaces and a superb kitchen/dining room at its heart. Outside, the landscaped rear garden provides a wonderfully private retreat, complete with a patio, summer house and attractive planting. A double garage and extensive driveway parking add further practicality for growing families and visiting guests. Stylish, spacious and economical to run, this is a home that delivers on both comfort and convenience.

- Outstanding A-rated EPC delivering excellent energy efficiency
- Photovoltaic solar panel system with integrated battery storage
- Substantial four-bedroom detached home within a sought-after development
- Two generous principal bedrooms, each benefiting from an en-suite
- Contemporary kitchen/dining room with integrated appliances
- Spacious lounge with bi-fold doors opening directly onto the garden
- Triple-glazed windows, air conditioning and fitted water softener
- Beautifully landscaped rear garden offering a high degree of privacy
- Versatile summer house with power, ideal for work or leisure
- Double garage and extensive driveway parking for multiple vehicles





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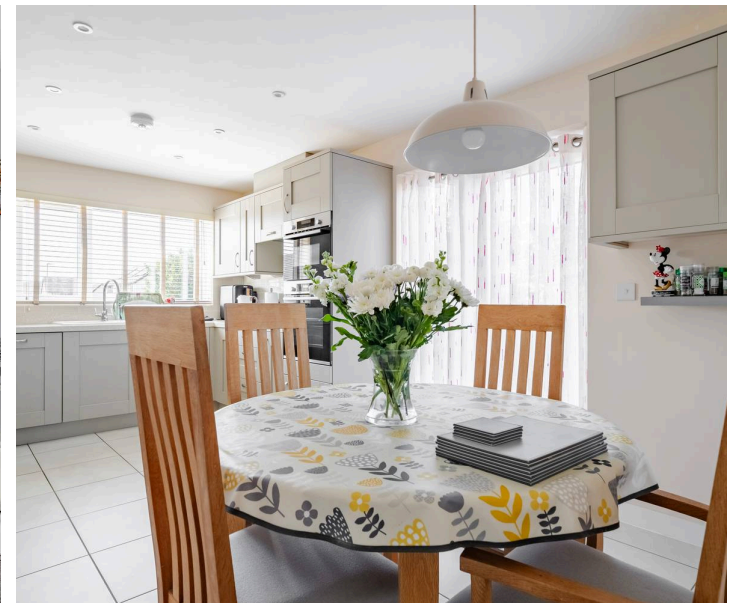
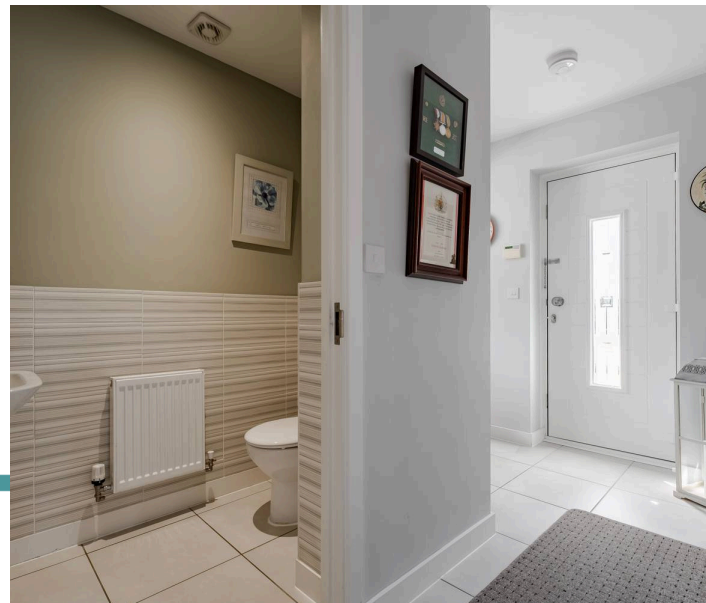
The Location

Situated on the edge of the thriving market town of Swaffham, this location enjoys a peaceful residential setting while remaining exceptionally well connected to everyday amenities. The position offers a balance of quiet surroundings without feeling removed from the convenience of town life, making it particularly appealing to a wide range of buyers.

Swaffham itself provides a well-rounded selection of facilities, including a mix of independent shops and recognised retailers, alongside supermarkets for everyday convenience. The town also offers a good choice of cafés, pubs, and restaurants, creating a welcoming and sociable atmosphere. Families are well catered for, with reputable schooling available locally, while healthcare services, including a surgery and pharmacy, are also easily accessible.

For those who enjoy outdoor living, the surrounding area offers an abundance of countryside to explore. Open fields, nearby rural lanes, and established walking routes provide opportunities for both leisurely strolls and more active pursuits. Notable nearby destinations include Castle Acre, with its historic priory and picturesque setting, as well as access to the Peddars Way, a well-known trail popular with walkers and cyclists alike.

Despite its rural charm, the location benefits from strong transport links. The A47 is easily accessible, providing direct routes to both King's Lynn and Norwich, making it well placed for commuting or accessing a wider range of shopping, dining, and cultural attractions.





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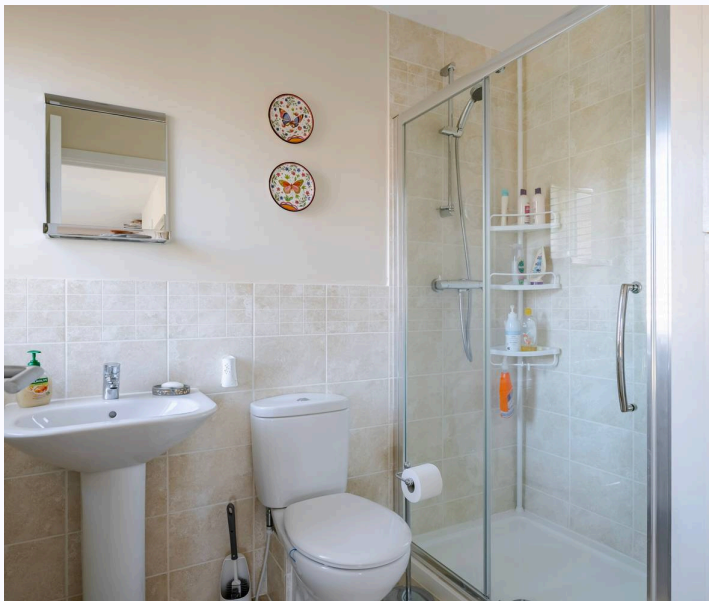
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Enjoying a prime position within the highly regarded Swan's Nest development on the edge of Swaffham, this exceptional four-bedroom detached residence perfectly combines contemporary family living with an impressive range of energy-efficient upgrades. Beautifully presented throughout and offering almost 2,000 sq. ft. of accommodation, the property has been thoughtfully enhanced to create a home that is not only stylish and spacious but also remarkably economical to run.

With photovoltaic solar panels, battery storage, triple-glazed windows, air conditioning and a fitted water softener, this is a home designed to meet the demands of modern living while successfully reducing day-to-day running costs. With generously proportioned rooms, a landscaped rear garden, a double garage and high-quality finishes throughout, the property offers an exceptional standard of living in one of Swaffham's most desirable modern developments.

The accommodation begins with a welcoming entrance hall that immediately sets the tone for the quality found throughout. The ground floor has been carefully configured to provide an excellent balance between open family spaces and more private areas for relaxation. At the front of the property, the kitchen and dining room serves as a true hub of the home. Beautifully fitted with an extensive range of contemporary cabinetry, integrated appliances and generous worktop space, it has been designed with both practicality and entertaining in mind.



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Large windows ensure the room feels wonderfully bright, while ample space for dining creates an ideal setting for everything from busy weekday breakfasts to hosting family and friends.

Positioned to the rear, the lounge is a particularly impressive reception room. Spacious and filled with natural light, it enjoys a seamless connection to the garden through striking bi-folding doors that open the room beautifully during the warmer months. The result is a versatile living space that effortlessly blends indoor and outdoor living, making it equally suited to relaxing evenings or larger social gatherings.

Completing the ground floor is a convenient cloakroom together with internal access to the substantial double garage. Offering excellent storage potential in addition to vehicle parking, the garage provides valuable flexibility for modern households and could accommodate hobbies, workshop space or additional storage requirements.

The first floor continues to impress with a spacious and well-balanced layout. The principal bedroom is generously proportioned and benefits from fitted wardrobes, air conditioning and a contemporary en-suite shower room. A second substantial double bedroom enjoys its own en-suite shower room and attractive Juliet balcony, creating an ideal guest suite or secondary principal bedroom. Two further bedrooms provide excellent versatility and are perfectly suited for family members, home working or visiting guests. These are served by a stylish family bathroom fitted with both a bath and shower arrangement, ensuring the property caters easily to the needs of modern family life.





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Outside, the property enjoys one of its most attractive features. The rear garden has been beautifully landscaped to create an inviting yet low-maintenance environment that can be enjoyed throughout the year. A generous patio provides the perfect setting for outdoor dining, entertaining or simply unwinding in the sunshine, while the neatly maintained artificial lawn ensures the garden remains attractive with minimal upkeep. Well-stocked borders introduce colour and texture, softening the space and creating an established feel.

Importantly, the garden enjoys a notably private atmosphere, allowing owners to enjoy the outdoor space with a greater sense of seclusion than is often found on modern developments. Positioned to the rear is a superb summer house complete with electricity, offering a highly versatile space that could lend itself to entertaining, hobbies, a garden retreat or home working. To the front, a private driveway provides off-road parking for multiple vehicles and leads directly to the double garage, further enhancing the property's practicality.

Agent's Note

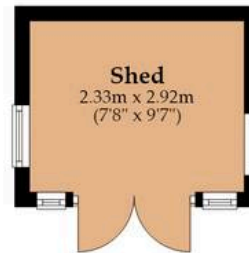
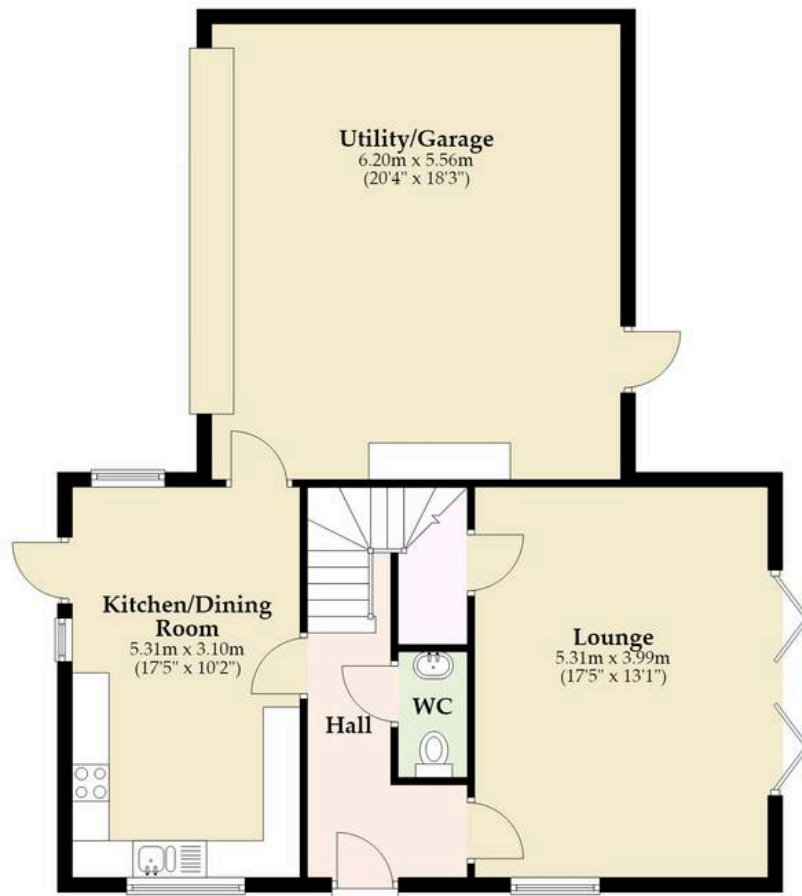
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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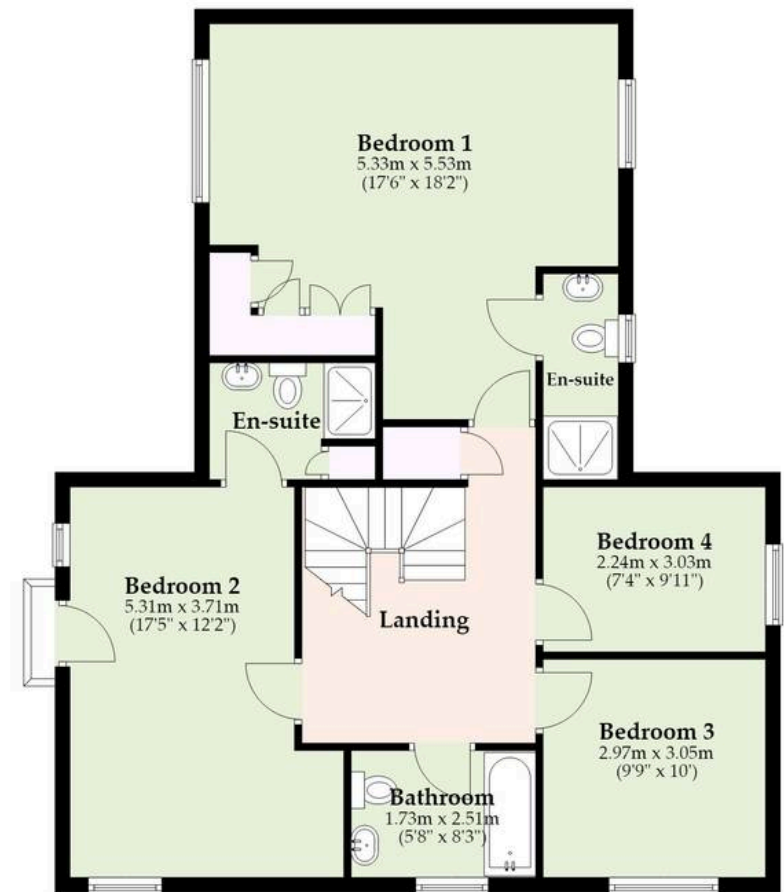
Ground Floor

Approx. 92.0 sq. metres (990.7 sq. feet)



First Floor

Approx. 84.6 sq. metres (910.9 sq. feet)
(excluding Balcony)



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Total area: approx. 176.7 sq. metres (1901.7 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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