



33 Lancaster Road, Swaffham

Minors & Brady



33 Lancaster Road

Swaffham

Modern, move-in-ready living with the added benefit of side-by-side parking. Built within a popular modern development in Swaffham, this well-presented two-bedroom end-terraced home is perfectly suited to first-time buyers, downsizers and investors alike. The property offers a bright sitting room, convenient cloakroom and a stylish kitchen/dining room fitted with contemporary white units, chrome fixtures and wooden-effect worktops. Upstairs, two genuine double bedrooms benefit from excellent storage, including fitted wardrobes and an additional storage cupboard, alongside a modern family bathroom. Outside, the enclosed rear garden enjoys a generous lawn, an extended patio area and a greater level of privacy than many comparable new-build homes, while the brickweave driveway provides two allocated parking spaces positioned side-by-side rather than in tandem.

- Modern two-bedroom end-terraced home in a popular Swaffham development
- Ideal purchase for first-time buyers, downsizers or investors
- Two allocated brickweave parking spaces positioned side-by-side
- Bright and spacious sitting room with large understairs storage cupboard
- Contemporary kitchen/dining room with white units, chrome fittings and wooden-effect worktops
- Ground floor cloakroom for added convenience
- Two generously sized double bedrooms with fitted storage
- Modern family bathroom serving both bedrooms
- Hard flooring throughout the ground floor with grey carpeting upstairs
- Enclosed rear garden featuring an extended patio, lawn and a greater degree of privacy than many comparable modern homes





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The Location

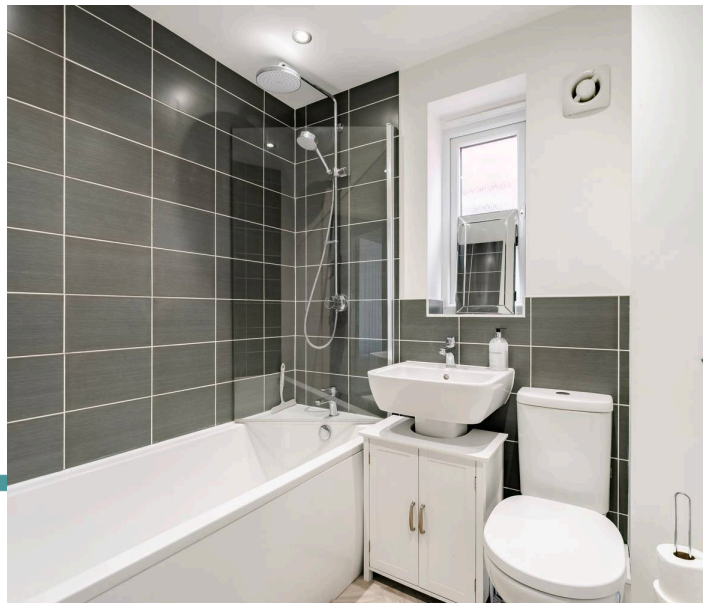
Situated on the edge of the thriving market town of Swaffham, this location enjoys a peaceful residential setting while remaining exceptionally well connected to everyday amenities. The position offers a balance of quiet surroundings without feeling removed from the convenience of town life, making it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

Built within a modern development in the popular market town of Swaffham, this stylish two-bedroom end-terraced home presents an ideal opportunity for first-time buyers, downsizers or investors seeking a property that is ready to move straight into.

Occupying a pleasant position within the development, the home benefits from two allocated parking spaces located side-by-side on a brickweave driveway, a particularly desirable feature that offers greater convenience than the tandem parking arrangements often found with similar properties.

The accommodation has been thoughtfully designed to maximise both comfort and practicality. Upon entering, a welcoming entrance hall provides access to a convenient ground floor cloakroom and leads through to the sitting room. Bright and inviting, this well-proportioned reception space offers ample room for both seating and entertainment furniture, whilst a large understairs storage cupboard provides invaluable everyday storage, helping to keep the home organised and clutter-free.

To the rear of the property, the contemporary kitchen/dining room serves as the heart of the home. Fitted with a range of sleek white wall and base units, the kitchen is complemented by wooden-effect work surfaces and stylish chrome fixtures and fittings, creating a clean and timeless finish.



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There is space for dining, making it ideal for both everyday meals and entertaining, while French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. Hard flooring throughout the ground floor further enhances the practicality and modern feel of the accommodation.

The first floor comprises two genuine double bedrooms, both finished with attractive grey carpeting that continues throughout the upper level. The principal bedroom benefits from fitted wardrobes, providing excellent built-in storage, while the second bedroom enjoys the added advantage of its own storage cupboard, making the most of the available space.

A modern family bathroom serves both bedrooms and completes the first-floor accommodation.

Outside, the rear garden offers more space than many comparable modern homes. Predominantly laid to lawn, the garden also benefits from an extended patio area, providing the perfect setting for outdoor dining, summer entertaining or simply relaxing in the warmer months.

Agent's Note

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

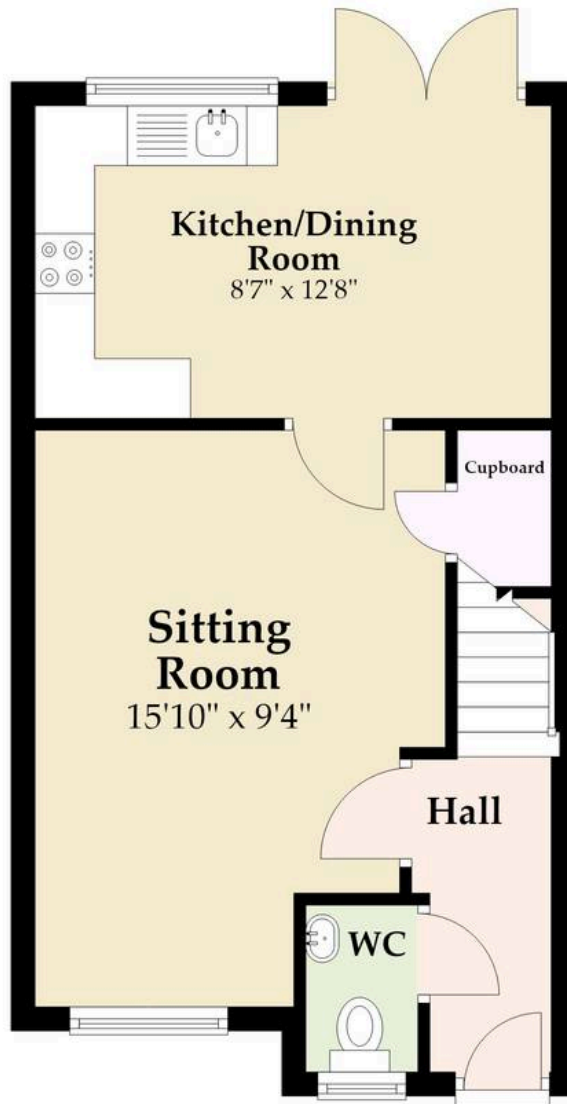
Maintenance charge: £220 paid annually.



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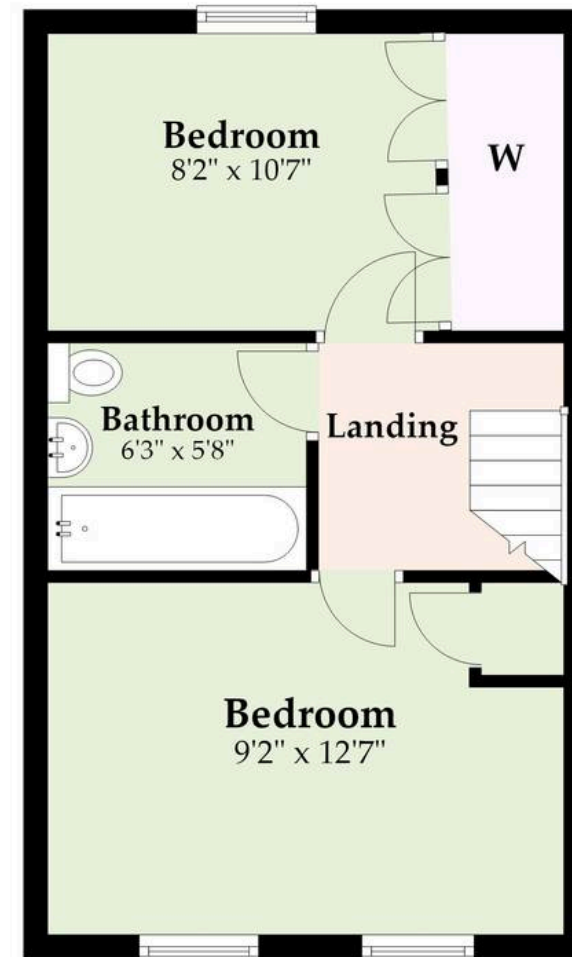
Ground Floor

Approx. 344.0 sq. feet



First Floor

Approx. 298.7 sq. feet



Total area: approx. 642.8 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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