



16 Swanflower Way, Swaffham

Minors & Brady



16 Swanflower Way

Swaffham

A superb A-rated detached chalet bungalow, offering stylish, energy-efficient living in one of Swaffham's most desirable modern developments. Beautifully presented throughout, this impressive home combines versatile accommodation with high-quality finishes, including a contemporary kitchen/dining room fitted with integrated Bosch appliances. The flexible layout features a ground-floor principal bedroom with en-suite, alongside two further double bedrooms and a family bathroom. Outside, the property benefits from a garage, driveway parking and an enclosed rear garden designed for both relaxation and entertaining. Enhanced by triple-glazed windows, solar PV panels and gas central heating, this is a home that delivers both comfort and efficiency in equal measure.

- Exceptional A-rated energy-efficient detached chalet bungalow
- Sought-after position within the popular Swans Nest development
- Versatile layout with a ground-floor principal bedroom and en-suite
- Stunning kitchen/dining room with integrated Bosch appliances and French doors
- Bright and spacious dual-aspect sitting room with garden access
- Three generous double bedrooms and two well-appointed bathrooms
- Solar PV panels, triple glazing and gas central heating for reduced running costs
- Private enclosed rear garden with patio, lawn and established planting
- Garage with power, lighting and motorised up-and-over door
- Driveway providing off-road parking, ideally located on the edge of Swaffham close to amenities and transport links





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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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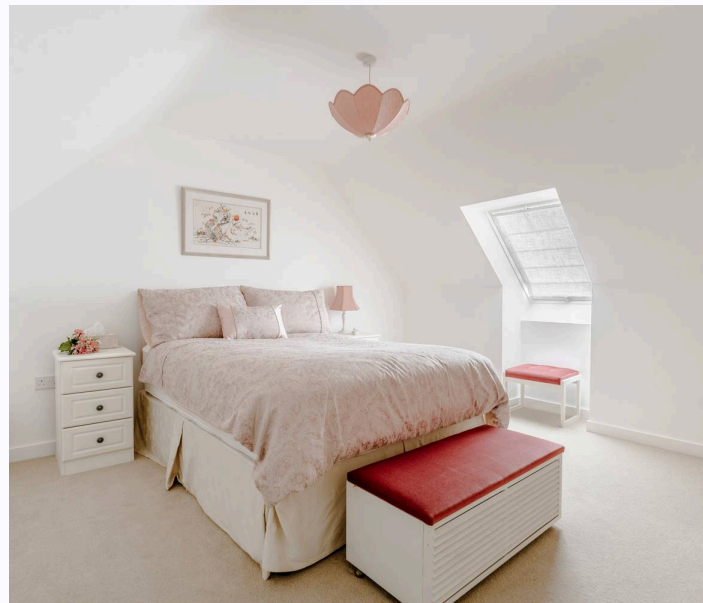
Swaffham

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Occupying a prime position within the popular Swans Nest development on the edge of Swaffham, this impressive detached chalet bungalow offers beautifully presented accommodation, energy-efficient features and versatile living space ideal for a range of buyers. Constructed to a high specification and enjoying an outstanding Energy Performance Rating of A, the property combines contemporary comfort with practical family living in a highly desirable market town location.

The accommodation opens with a welcoming entrance hall leading through to a superb dual-aspect sitting room, flooded with natural light from windows to both the front and rear elevations. French doors provide direct access to the garden, creating a seamless connection between indoor and outdoor living. A feature electric fireplace forms an attractive focal point, while the generous proportions offer ample space for both relaxation and entertaining.

Undoubtedly the heart of the home is the impressive kitchen and dining room, a stylish and sociable space designed for modern living. Fitted with an extensive range of contemporary units and quality Bosch integrated appliances, including an oven, gas hob, fridge/freezer and dishwasher, the room provides both practicality and style. French doors open onto the rear garden, allowing the space to flow effortlessly outdoors during the warmer months. The adjoining utility room provides valuable additional storage, laundry facilities and external access.



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One of the property's standout features is the flexible layout, with a spacious principal bedroom situated on the ground floor. Complete with fitted wardrobes, garden-facing French doors and a private en-suite shower room, this arrangement offers excellent convenience and accessibility. The remaining two double bedrooms are positioned on the first floor, both enjoying generous proportions and excellent natural light. These are served by a well-appointed family bathroom.

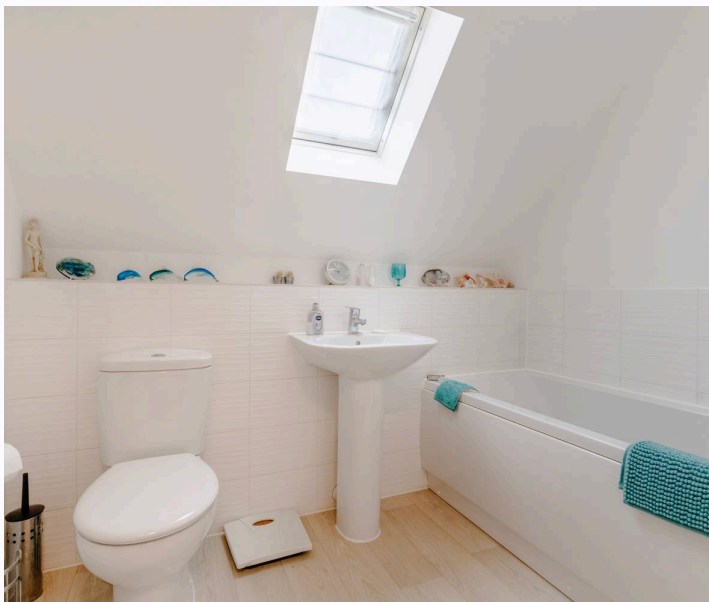
Externally, the property continues to impress. To the front, a brickweave driveway provides off-road parking and access to the garage, while a neatly maintained frontage creates an attractive first impression. The garage benefits from a motorised up-and-over door along with power and lighting, offering excellent storage or workshop potential.

The enclosed rear garden has been thoughtfully designed for ease of maintenance, with a lawned area, established planting and a paved seating terrace, providing an ideal setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings. Additional conveniences include external power, lighting and a water supply.

Further benefits include gas central heating, UPVC triple-glazed windows throughout and solar photovoltaic panels, all contributing to the home's excellent energy efficiency and reduced running costs.

Agent's Note

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

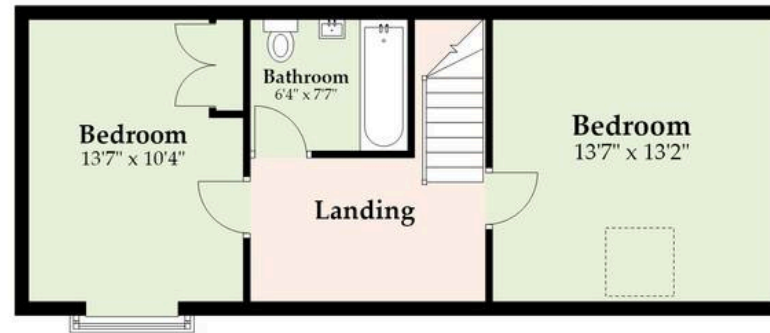


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First Floor
Approx. 501.1 sq. feet



Total area: approx. 1832.9 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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