



Swan's Nest

Swaffham

Abel
Homes



Contemporary and energy efficient homes designed for modern living

2, 3 and 4 bedroom new homes in Swaffham



A warm welcome

At Abel Homes we work hard to maintain our reputation for building contemporary, award-winning homes to a high specification and outstanding quality. Every home is carefully planned by our architects for practical living, low energy consumption and low maintenance.

We are an independent, family-owned, Norfolk business that cares for our customers by providing a personalised service with options to tailor your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible. Our Customer Charter goes further, illustrating our commitment to you, and how we'll help you with every step – before, during and after your purchase.

We also care for the environment where we live and work, enhancing our surroundings and bringing new life to neighbourhoods. Our architects are selected on local knowledge and experience, and our Good Neighbour Charter ensures we minimise disruption to the local area while we create new communities. We go to great lengths to be considerate to everyone and everywhere we work.

Thank you for taking an interest in Swan's Nest at Swaffham. We invite you to browse our brochure and will be delighted to answer any questions you may have. Better still, why not visit and view our showhome? You'll be most welcome at Swan's Nest.



Tony Abel Chairman, Abel Homes



The Abel Homes Board of Directors:

Tony Abel, Maggie Abel, Paul LeGrice and Chris Abel



Enjoy the serenity of Swaffham

A Georgian market town, on the borders of the Brecks, an area of outstanding tranquillity and beauty.

With a thriving Saturday Market, a twice monthly Farmer's Market and easy links to King's Lynn and Norwich, Swan's Nest is neatly placed to offer a contemporary lifestyle in a traditional market town.

The area is jewelled with National Trust's Oxburgh Hall, the monastic Castle Acre, footpaths of the Peddar's Way and the picturesque river Nar.

Local attractions include the Westacre Theatre, Gooderstone Watergardens, an Eco centre and turbine, nature reserves, food trails, fishing lakes, a golf course, walking and birdwatching. Nearby Thetford Forest hosts Go Ape, Grimes Graves, bike hire, paintball and horse riding.

The beautifully preserved market town of Swaffham is the perfect base from which to begin your exploration of the area's diversity, its outstanding wildlife, rich history and fun outdoor activities.



We're nestled here

The site is on the Brandon Road, close to the Nicholas Hammond Academy and Swaffham Leisure Centre, on the opposite side of the road.

Norwich:

Travel Distance: 29 miles

Travel Time: 46 mins

Thetford:

Travel Distance: 18 miles

Travel Time: 27 mins

Kings Lynn:

Travel Distance: 16.8 miles

Travel Time: 28 mins

Dereham:

Travel Distance: 13.4 miles

Travel Time: 21 mins



Swan's Nest
Swaffham



Designed with modern living in mind...

Our development at Swan's Nest offers a selection of superb new homes; delivering the quality and choice one would expect from an award-winning builder.

As part of the development, Abel Homes will create areas of public open space for residents to enjoy, together with play areas and commission a piece of public artwork to provide a focal point for the new community.

All of this, along with the peace of mind that your new home has been thoughtfully designed and built by one of Norfolk's leading independent house builders, ensures that you can enjoy your new home.







Quality in every detail

The Abel Homes Standard

We are proud to provide a friendly, reliable and first class customer service.

Our homes are built and finished to a very high standard, each benefiting from stunning design, energy efficiency and low maintenance. Our specification will make you feel comfortable from the day you move in.

You'll know you've made the right move.



A-Rated Energy Efficiency

Our properties are EPC A-Rated, the most energy efficient band – your new home will help ensure you have low energy bills.



Integrated Appliances

As well as your choice of units, worktops and handles, kitchens are equipped with fully integrated Bosch ovens, hobs, cooker hoods and A-Rated dishwashers and fridge/freezers.



Solar PV to Every Home

Buyers will own their Photovoltaic (PV) system, enjoying the free and clean energy generated.



Floor Coverings Throughout

We like to think of this as 'Ready for Living' - all rooms fitted with quality floor coverings.



Fibre to Your Home

Every home is equipped with 'Fibre to the Premises' – up to 40 times faster than copper broadband.



Triple-glazed Windows

High performance, premium quality, triple glazing to every home, helping to increase energy efficiency whilst reducing levels of noise.



Remote Electric Garage Doors

Garages, with remote operated electric doors, electrical supply and internal light, to most properties.

Our lasting commitment to you

Our comprehensive Customer Charter sets out our commitment to provide you with excellent service and clear information at every step of your purchase – even after you have moved in.

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

“Our homes are covered by a NHBC warranty for ten years”

We will undertake certain remedial works for the first two years as defined by the NHBC guidelines.



Our satisfied customers

“ Just wanted to write a note to say how happy I am with my new home. ”

“ We would recommend anyone considering buying a new build in this part of the world to look first at Abel Homes – they won't be disappointed.” ”

“ Having just moved into our new build home from Abel Homes we can honestly say what a great experience we have received from start to finish. ”

“ The overall quality of the build is fantastic, we have a beautiful kitchen and the quality of the bathrooms is great too! We feel privileged to have been able to buy an Abel Home. ”

“ We were very impressed by the quality of our Abel Homes build and the beautiful Norfolk village location. The friendly Abel Homes team work with you and support you through the process of moving home. We had looked at other developments in the area but they didn't match up to the standard and community feel we were looking for. The longevity of an eco-friendly design is a huge plus and we know we have purchased a home that will look after us for many years to come. ”

“ A lot of thought has gone into designing a modern family home that suits our requirements exactly. ”



Raising our standards

At Abel Homes we pride ourselves in offering excellent customer service throughout the home buying process and ultimately, a superb home at the end of this journey.

We are proud that several members of the same family may live on an Abel development, or indeed, we find customers living in their second or third Abel property. Our 'Recommend a friend' scheme has proved very popular, as our customers love their homes and cannot wait to recommend us to their friends and family. As a result, we have given away thousands of pounds to happy customers who have recommended a friend or family member, who has then bought one of our properties. You too could take advantage of this scheme.

We are not the only ones who feel that Abel Homes offer a superior buying service and build quality. Our testimonials speak for themselves and the awards our Site Managers have won from the NHBC (National House Building Control) recognise the high standards we are so proud to achieve.

The NHBC are the UK's leading warranty and insurance provider for UK house-building for new homes. Their stated purpose is to give homeowners confidence in the quality of new homes.

"The NHBC awards reflect exceptional performance on site, which is the backbone of our philosophy as a local house builder. It is a reflection of the efforts we put into all of our developments to ensure that we are producing the very highest quality new homes in Norfolk.

The NHBC awards are given following a 'Michelin Guide' style inspection by an NHBC inspector, who assesses site managers against 38 strict criteria, including workmanship, excellent leadership skills, technical expertise, the ability to turn the designer's intentions into reality, good health and safety standards and a commitment to raising standards."

Tony Abel
Chairman, Abel Homes



Our champions

Tim Walsingham

2020 Pride in Job – Swans Nest, Swaffham

2019 Pride in Job, Seal of Excellence and Eastern Regional Winner (Pictured above) – Swans Nest, Swaffham

2018 Pride in Job and a Seal of Excellence – Swans Nest, Swaffham

2017 Pride in Job – Swans Nest, Swaffham

2009 Pride in Job and a Seal of Excellence – Gardeners Green, Hingham

Danny Pinner

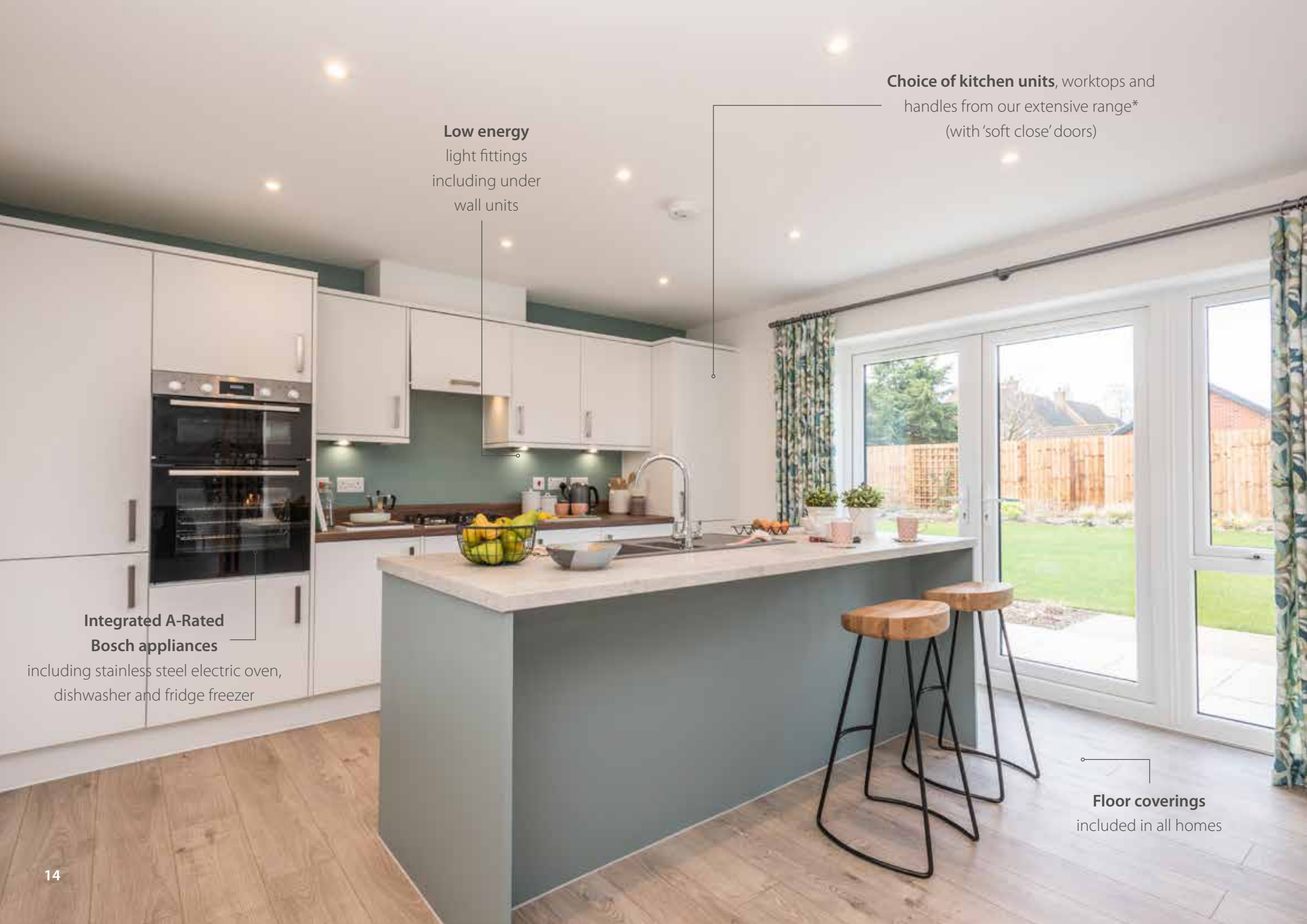
2019 Pride in Job – Walnut Tree Fields, Mattishall

2018 Pride in Job – Walnut Tree Fields, Mattishall

2012 Pride in Job – Hus46, Watton

Alan Read

2017 Pride in Job – The Limes, Little Melton



Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)

Low energy light fittings including under wall units

Integrated A-Rated Bosch appliances including stainless steel electric oven, dishwasher and fridge freezer

Floor coverings included in all homes

Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*

Choice of **vinyl flooring***

Roca sanitaryware, chrome-finish taps, and shower fittings throughout

Chrome heated towel rails to bathrooms and en suites



Home specification



A-Rated for energy efficiency – the most energy efficient band.

Energy Performance Certificate – A-Rating. Our new homes at Swan's Nest have an EPC 'A' Rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate.



- ✓ Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)
- ✓ Stainless steel A-rated Bosch electric oven (double oven for 4 bedroom homes)
- ✓ Bosch hob and integrated extractor hood.
- ✓ Fully integrated Bosch A+ rated fridge/freezer
- ✓ Fully integrated Bosch A+ rated dishwasher
- ✓ Choice of ceramic floor tiles from our selected range of Johnson Tiles*
- ✓ Choice of wall tiles from our selected range of Johnson Tiles* or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



- ✓ White 'Roca' sanitaryware
- ✓ Chrome-finish taps and shower fittings
- ✓ 'Merlyn' shower enclosure
- ✓ Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Chrome heated towel rails to bathrooms and en suites
- ✓ Choice of vinyl flooring

*Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.



CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 230mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
- ✓ Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- ✓ Magnesium galvanised steel guttering and downpipes to all plots



ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, W.C and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- ✓ Wiring to take advantage of Sky TV (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'
- ✓ CAT 5E or 6 connection points to studies and home offices



INTERNAL DECORATION & FINISHES

- ✓ Floor coverings throughout; choice of carpet and vinyl flooring. Tiled floor to the kitchen and W.C.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



HEATING SYSTEM

- ✓ Gas fired central heating
- ✓ Immersion heater
- ✓ Myson select compact radiators
- ✓ Heatmiser touch screen programmable room thermostats



EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ MEFA Numbered post box
- ✓ Front door bell
- ✓ Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots

Columbus

Housetype H-4P

Plot 383



4 Bedrooms



3 Bathrooms



4 Toilets



Utility Room



Double Garage



The Columbus, one of our largest house designs, is a spacious detached four-bedroom home benefiting from a double garage and ample parking.

The ground floor comprises an entrance hall, leading through to an open plan family kitchen, dining room and large living room. There's also a downstairs cloakroom, utility room and a useful study.

Upstairs features four double bedrooms – the master bedroom and bedroom 2 benefit from en suite shower rooms whilst the remaining two double bedrooms share the family bathroom.

The rear garden is very generous in its size.

Total Floor Area: 167m² / 1,798ft²



Ground Floor

Kitchen /Breakfast Area

6.4 x 3.9 max, 3.0 min (21' x 12'11 max, 9'10 min)

Dining Area

4.3m x 3.8m (14'3 x 12'7)

Utility Room

2.3m x 1.7m (7'7 x 5'7)

Lounge

4.7m x 4.7m (15'5 x 15'5)

Study

3.2m x 2.0m (10'7 x 6'6)

First Floor

Bedroom 1

4.7m max x 4.6m max (15'6 max x 15'3 max)

Bedroom 2

4.3m max x 3.6m max (14'2 max x 11'9 max)

Bedroom 3

4.5m x 3.1m max (14'10 x 10'4 max)

Bedroom 4

3.4m x 3.1m (11'1 x 10'2)



Liberty

Housetype H-4G

Plot 382



4 Bedrooms



2 Bathrooms



3 Toilets



Utility Room



Double Garage



The Liberty provides contemporary and spacious accommodation with modern day living in mind.

It comprises entrance hall, generous kitchen dining room, utility, cloakroom, living room and separate snug.

Upstairs benefits from a master bedroom with en suite shower room and three further double bedrooms; these rooms being served by a well-appointed family bathroom.

This property affords a double garage and a very generous plot size.

Total Floor Area: 162m² / 1,749ft²

Ground Floor

Kitchen

3.7m x 4.9m (12'3 x 16)

Dining Room

3.6m x 4.9m (11'10 x 16'1)

Lounge

6.9m x 3.3m (22.9' x 10'8)

Family Room

3.6m x 3.2m (11'11 x 10'8)

Utility

2.5m x 2.0m (8'1 x 6'5)

First Floor

Bedroom 1

3.9m x 3.5m (12'9 x 11'7)

Bedroom 2

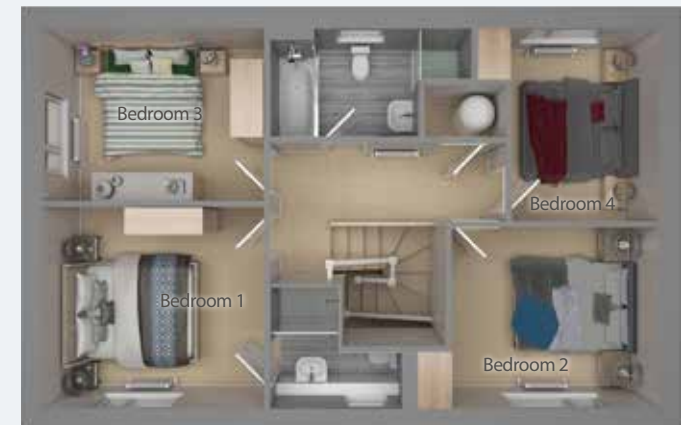
4.3m max / 3.7m min x 3.3m
(14.0' max / 12'1 min x 10'8)

Bedroom 3

3.9m x 3.0m (12'9 x 9'11)

Bedroom 4

3.2m max / 2.6m min x 3.3m
(10'6 max / 8'6 min x 10'9)





4 Bedrooms



2 Bathrooms



3 Toilets



Double Garage



An attractive detached four bedroom home offering well-proportioned accommodation affording a light and airy feel. The generous entrance hall, with useful storage cupboard, leads to the open plan living/dining room, kitchen and to the cloakroom.

On the first floor the master bedroom benefits from an en suite shower room with the further three bedrooms being served by the family bathroom.

Total Floor Area: 124m² / 1,335ft²

Ground Floor

Kitchen

5.0m x 3.7m max / 2.6m min
(16'6 x 12'1 max / 8'5 min)

Lounge / Dining Area

4.9m max x 3.9m min x 6.7m
(16'1 max x 13' min x 21'10)

First Floor

Bedroom 1

3.5m x 3.4m (11'7 x 11'2)

Bedroom 2

4.0m x 2.6m (13'2 x 8'7)

Bedroom 3

3.4m x 3.0m (11'1 x 9'11)

Bedroom 4

3.1m x 2.9m max; 2.0m x 1.2m min
(10'2 x 9'5 max; 6'8 x 4'1 min)



Horizon

Housetype H-3G

Plots 367, 376 & 377



3 Bedrooms



2 Bathrooms



2 Toilets



Utility Room



Double Garage

(Single garage to Plot 367)



The Horizon is a three-bedroom chalet-style home, with the master bedroom being situated on the ground floor and two further double bedrooms and family bathroom on the first floor. The homes benefit from a good-sized garden and double garage (single to Plot 367).

The property comprises an entrance hall, which leads through to an open plan kitchen/dining room with a separate utility room. A bright and airy living room is also accessed from the entrance hall. To the rear of the property is the master bedroom, with double doors to the garden, and a generous shower room.

Upstairs a family bathroom sits between two further double bedrooms, both with roof windows.

Total Floor Area: 120m² / 1,292ft²

Ground Floor

Kitchen

4.6m x 3.1m (15'2 x 10'1)

Utility Room

2.5m x 1.9m (8'2 x 6'1)

Dining Area

3.7m x 3.3m (12'0 x 11'0)

Lounge

6.5m x 4.0m (21'2 x 13'0)

First Floor

Bedroom 1

4.6m x 3.0m (15'2 x 9'8)

Bedroom 2

4.0m x 3.9m max (3.2m over 1.5m)
(13'1 x 12'9) (10'6 over 4'11)

Bedroom 3

3.9m x 3.1m max (3.2m over 1.5m)
(12'9 x 10'4) (10'6 over 4'11)



Orion

Housetype H-3D

Plots 385, 404 & 420

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



A generous, spacious and versatile detached three-bedroom home benefiting from a single garage and side by side parking.

The hallway leads through to the study / bedroom four; a useful, flexible room which is an ideal area in which to work from home, and to the main accommodation. This comprises kitchen dining room overlooking the rear garden, utility, cloakroom and a spacious living room.

Upstairs, the master bedroom has an en suite shower room and there are two further bedrooms and a family bathroom.

Total Floor Area: 124.5m² / 1,340ft²

Ground Floor

Kitchen / Dining

5.9m x 3.6m (19'3 x 11'8)

Utility

1.8m x 2.3m (6'0 x 7'5)

Lounge

3.4m x 5.9m (11'4 x 19'3)

First Floor

Bedroom 1

3.8 x 3.6m (12'7 x 11'9)

Bedroom 2

3.6m x 3.2m (11'11 x 10'5)

Bedroom 3

3.6m x 2.6m (11'11 x 8'6)



Opal

Housetype H-3E
Plots 411 & 423

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



The Opal is a spacious three-bedroom detached home with single garage.

The ground floor has a large lobby entrance linking the generous kitchen and open plan living/dining room. To complete the ground floor accommodation is a useful cloakroom and storage cupboard.

Upstairs has a master double bedroom with en suite shower room, a further two bedrooms plus family bathroom.

Total Floor Area: 95m² / 1,027ft²

Ground Floor

Kitchen

4.1m x 3.2m (13'7 x 10'6)

Dining Area

3.0m x 2.4m (9'8 x 8'1)

Lounge

5.0m x 3.0m (16'5 x 9'8)

First Floor

Bedroom 1

4.0m max / 3.2m min x 2.9m
(13'3 max / 10'8 min x 9'7)

Bedroom 2

3.7m max / 3.3m min x 3.0m
(12'0 max / 10'9 min x 9'9)

Bedroom 3

2.9m x 2.4m (9'7 x 7'11)



Goldings

Housetype H-3B

Plots 371, 373, 412 & 424

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



The Goldings is a detached three-bedroom home with a single garage.

The entrance hall, with cloakroom off, leads to a generous sized living room and on the opposite side of the hallway is an open-plan kitchen/dining room; both rooms benefiting from French doors to rear garden.

Upstairs the master bedroom has an en suite shower room and there are two further double bedrooms and a family bathroom.

Total Floor Area: 93.5m² / 1,006.5ft²



Ground Floor

Kitchen / Dining

5.5m x 3.1m (18'2 x 10'4)

Lounge

5.5m x 3.1m (18'2 x 10'2)

First Floor

Bedroom 1

3.9 x 3.1m (12'8 x 10'2)

Bedroom 2

3.1m x 2.9m (10'4 x 9'8)

Bedroom 3

3.1m x 2.3m (10'4 x 7'5)



Phoenix

Housetype B-3A

Plots 365, 366, 368 & 374

 3 Bedrooms  2 Bathrooms  2 Toilets  Single Garage



The Phoenix is a contemporary, detached three-bedroom bungalow with spacious accommodation and benefiting from a generous garden and garaging.

On one side of the hallway entrance is the kitchen, with utility area, and the living/dining room.

On the opposite side of the hall are the three generous bedrooms (including a master bedroom with en suite shower room) and the family bathroom.

Total Floor Area: 92m²/ 989ft²

Ground Floor

Kitchen

5.4m x 2.4m (17'9 x 7'10)

Lounge / Dining Area

5.4m x 4.3m (17'9 x 14'1)

Bedroom 1

3.7m min x 3.6m
(12'3 min x 11'9)

Bedroom 2

3.7m x 3.1m (12'1 x 10'1)

Bedroom 3

2.9m x 2.9m (9'8 x 9'8)



Apollo

Housetype B-2A

Plots 369, 370 & 375

 2 Bedrooms  1 Bathrooms  1 Toilet  Single Garage



A detached two double bedroom bungalow with a single garage.
The central hallway leads to a large open-plan living/dining room and kitchen with utility area. On the opposite side of the hall there are two double bedrooms and a family bathroom.

Total Floor Area: 74m²/ 796ft²

Ground Floor

Kitchen

5.7m x 2.4m (18'7 x 7'11)

Lounge / Dining Area

5.7m x 4.1m (18'7 x 13'8)

Bedroom 1

3.9m max / 3.0m min x 3.6m
(13' max / 9'11 min x 11'9)

Bedroom 2

3.4m x 3.0m (11'2 x 9'9)



Harmony

Housetype H-3C

Plots 380, 381, 387, 388, 395, 396,
400, 401, 421 & 422

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



A semi-detached three-bedroom home with single garage. The ground floor comprises a hallway, with useful storage cupboard, which leads through to the cloakroom, kitchen and open plan living/dining room with understairs storage.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

Total Floor Area: 86m² / 925ft²

Ground Floor

Kitchen

3.5m x 2.7m max / 2.1m min
(11'7 x 8'11 max / 6'11 min)

Lounge / Diner

5.2m max / 4.6m
(17'2 max x 15'1)

First Floor

Bedroom 1

3.9m x 3.0m (12'10 x 9'9)

Bedroom 2

3.0m x 2.7m (9'9 x 8'9)

Bedroom 3

2.7m x 2.2m (8'9 x 7'1)



Perle

Housetype H-2C

Plots 393, 394, 402, 403, 413, 414, 417 & 418



2 Bedrooms



2 Bathrooms



3 Toilets



Single Garage



The Perle is a generous two-bedroom semi-detached home with single garage and parking.

The hallway, with useful storage cupboard, leads through to the cloakroom, kitchen and open plan living/dining room with patio doors to the garden. Upstairs the master bedroom has an en suite shower room and there is a second double bedroom plus a family bathroom.

Total Floor Area: 76.5m² / 823ft²

Ground Floor

Kitchen

3.9m x 2.4m max / 1.7m min
(12'10 x 7'9 max / 5'9 min)

Lounge / Diner

4.8m x 4.0m (15'8 x 13'1)

First Floor

Bedroom 1

3.8m max / 3.3m min x 3.5m max / 2.8m min
(12'7 max / 10'8 min x 11'7 max / 9'3 min)

Bedroom 2

3.6m x 3.3m max (11'10 max x 10'8 max)





A semi-detached two-bedroom home with either a garage and parking or two car parking spaces. The entrance hall, with useful storage cupboard, leads to the kitchen, cloakroom and to the living/ dining room. Upstairs there are two bedrooms and a family bathroom.

Total Floor Area: 75.5m² / 815ft²

Ground Floor

Kitchen

3.9m x 2.4m max / 1.9m min
(12'10 x 8'0 max / 6'3 min)

Lounge / Diner

4.7m x 4.0m (15'6 x 13'1)

First Floor

Bedroom 1

4.7m x 3.4m max / 2.5m min
(15'6 x 11'2 max / 8'2 min)

Bedroom 2

3.6m x 3.2m (11'8 x 10'4)



Topaz

Housetype H-2A

Plots 363, 364, 415 & 416

 2 Bedrooms  1 Bathrooms  2 Toilets  Single Garage



A semi-detached two-bedroom home benefiting from a garage and parking. The entrance hall, with useful storage cupboard, leads to the cloakroom, kitchen and living/dining room. Upstairs there are two bedrooms and a family bathroom.

Total Floor Area: 68.5m² / 737.5ft²

Ground Floor

Kitchen

3.9m x 2.0m (12'10 x 6'6)

Lounge / Diner

4.3m x 4.0m (14'0 x 13'1)

First Floor

Bedroom 1

4.3m x 2.6m (14'0 x 8'5)

Bedroom 2

3.2m x 3.1m (10'4 max x 10'2)



Building a reputation for quality

Our previous and current developments across Norfolk and Suffolk:



- 1 **The Woodcutters** Great Ellingham 2 **The Pastures** Attleborough 3 **Southacre** Attleborough 4 **St Andrew's Court** Mildenhall 5 **Crown House** Thetford
6 **Hannant's Piece** Castle Acre 7 **Greenfield** Tacolneston 8 **Lark's Meadow** Dereham 9 **Briar Gardens** Attleborough 10 **The Hatchery** Swaffham
11 **Gardener's Green** Hingham 12 **Hus22** Drayton 13 **The Dairy** Old Catton 14 **Hus46+** Watton 15 **Oak Meadow** Shipdham 16 **Swan's Nest** Swaffham
17 **The Hops** Hingham 18 **The Limes** Little Melton 19 **Walnut Tree Fields** Mattishall 20 **Hare's Green** Watton Green 21 **FIVE** Gressenhall 22 **Bluebell Rise** Bawdeswell



2 BEDROOM

- Apollo (B-2A)**
Plots 369, 370 & 375
- Perle (H-2C)**
Plots 393, 394, 402, 403, 413, 414, 417 & 418
- Equinox (H-2AW)**
Plots 355, 356, 405 & 406
- Topaz (H-2A)**
Plots 363, 364, 415 & 416

3 BEDROOM

- Horizon (H-3G)**
Plots 367, 376 & 377
- Orion (H-3D)**
Plots 385, 404 & 420
- Phoenix (B-3A)**
Plots 365, 366, 368 & 374

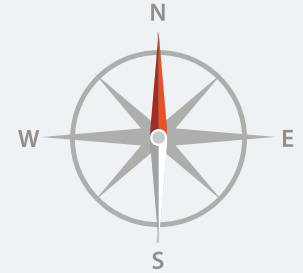
- Opal (H-3E)**
Plots 411 & 423
- Goldings (H-3B)**
Plots 371, 373, 412 & 424
- Harmony (H-3C)**
Plots 380, 381, 387, 388, 395, 396, 400, 401, 421 & 422

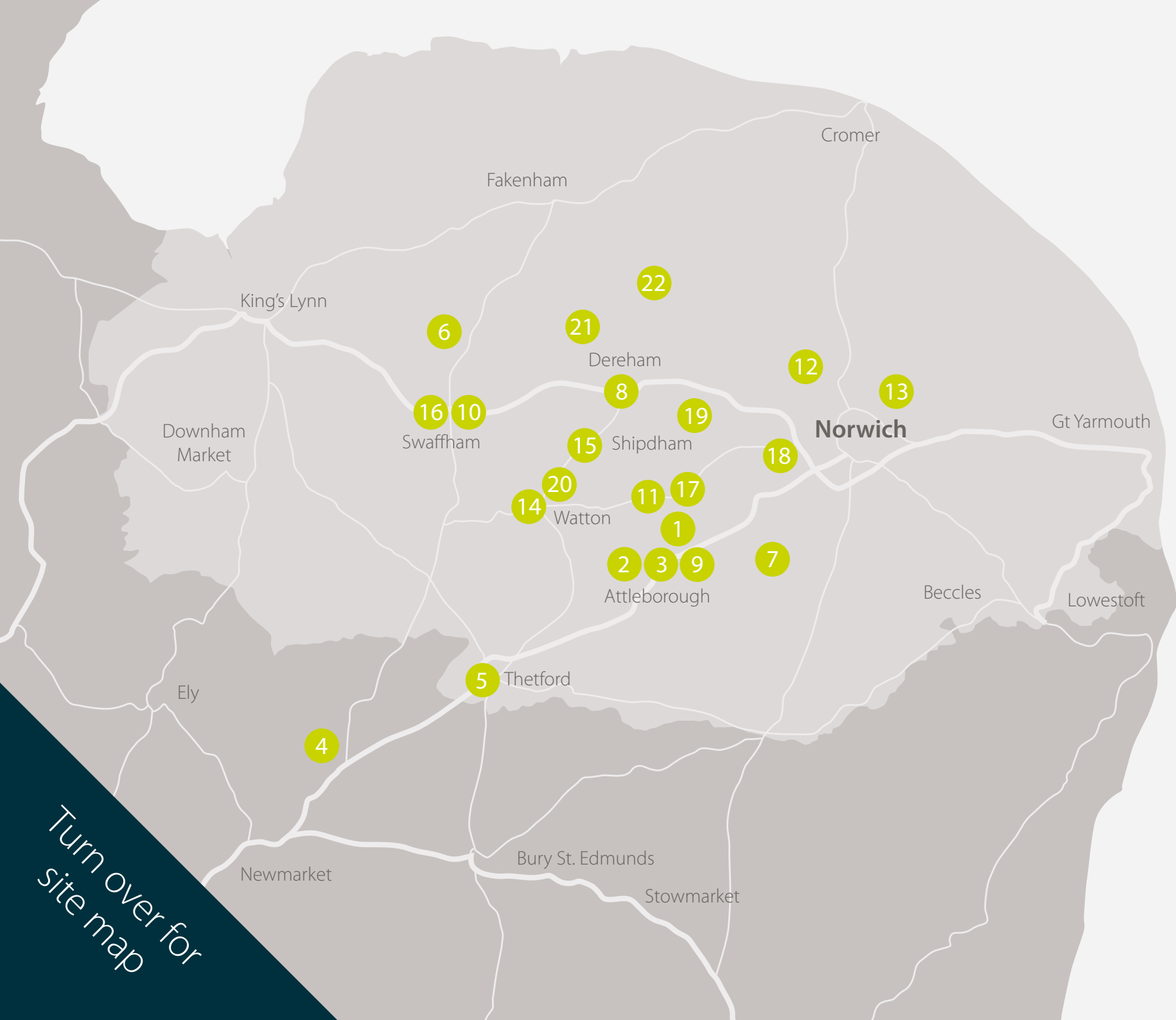
4 BEDROOM

- Columbus (H-4P)**
Plot 383
- Liberty (H-4G)**
Plot 382
- Greenburg (H-4B)**
Plots 372, 384, 386 & 419

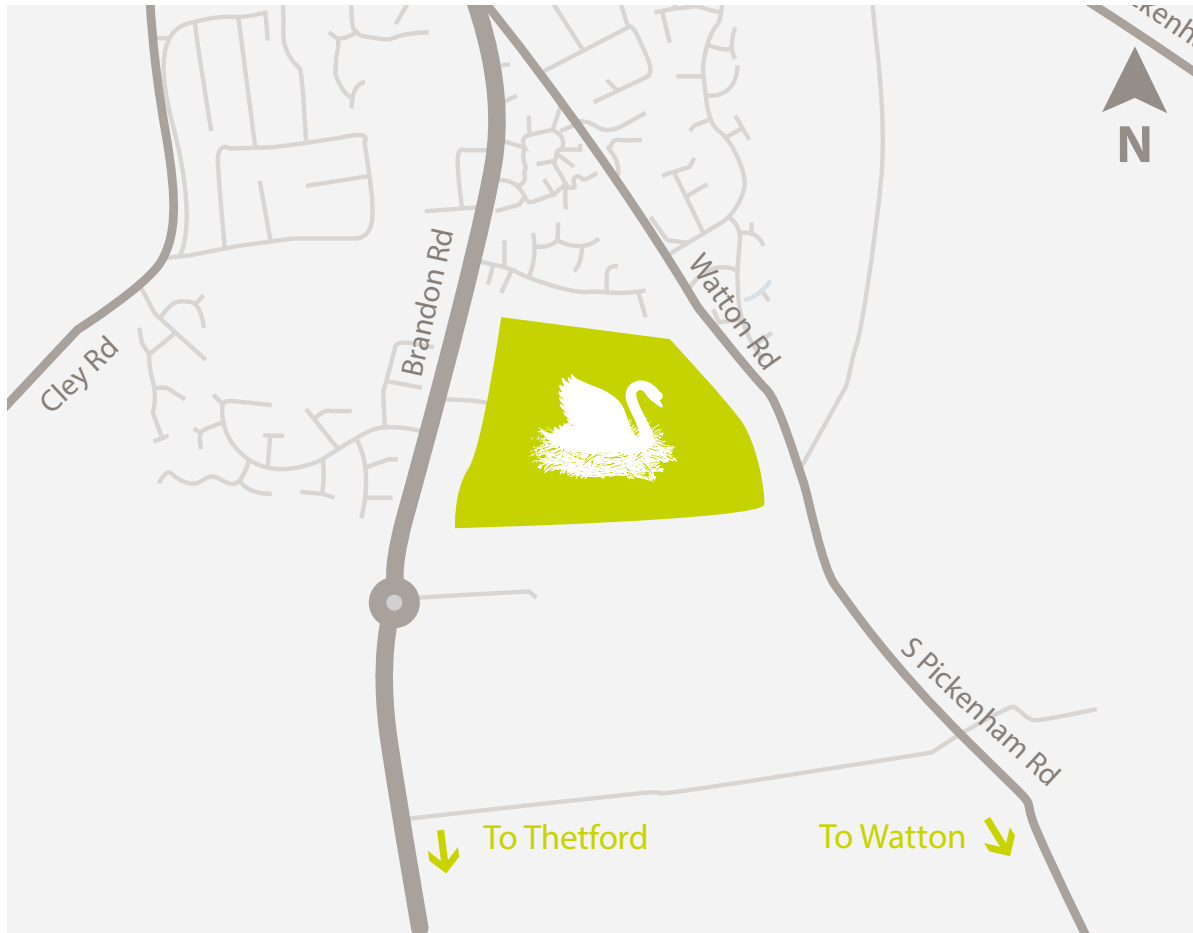


Swan's Nest
Swaffham





Turn over for
site map



Travel by Road:

Norwich:

Travel Distance: 29 miles
Travel Time: 46 mins

Thetford:

Travel Distance: 18 miles
Travel Time: 27 mins

Kings Lynn:

Travel Distance: 16.8 miles
Travel Time: 28 mins

Dereham:

Travel Distance: 13.4 miles
Travel Time: 21 mins

Times and distances are estimated using theaa.com/route-planner

Viewing Information

Swan's Nest

Showhouse & Marketing Suite
2 Otter Road
Swaffham
PE37 8JE

Opening times: Thursday to Monday, 10am-4pm

T: 01760 722 908 **M:** 07580 610 619

E: swans@abelhomes.co.uk

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