



Cygnet Rise

SWAFFHAM

Abel
Homes



Contemporary, A-rated energy efficient, spacious 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.

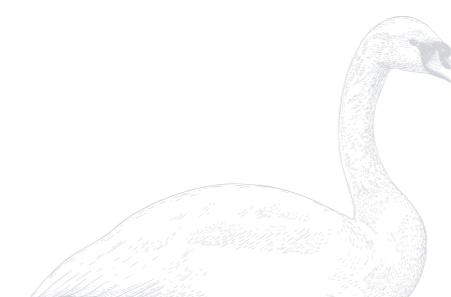
Thank you for taking an interest in Cygnet Rise in Swaffham. We invite you to browse our brochure and will be delighted to answer any questions you may have.

Better still, why not book a visit to view our showhome? You'll be most welcome at Cygnet Rise.

Tony Abel Chairman, Abel Homes



The Abel Homes Board of Directors
Tony Abel, Chris Abel,
Paul LeGrice, Maggie Abel



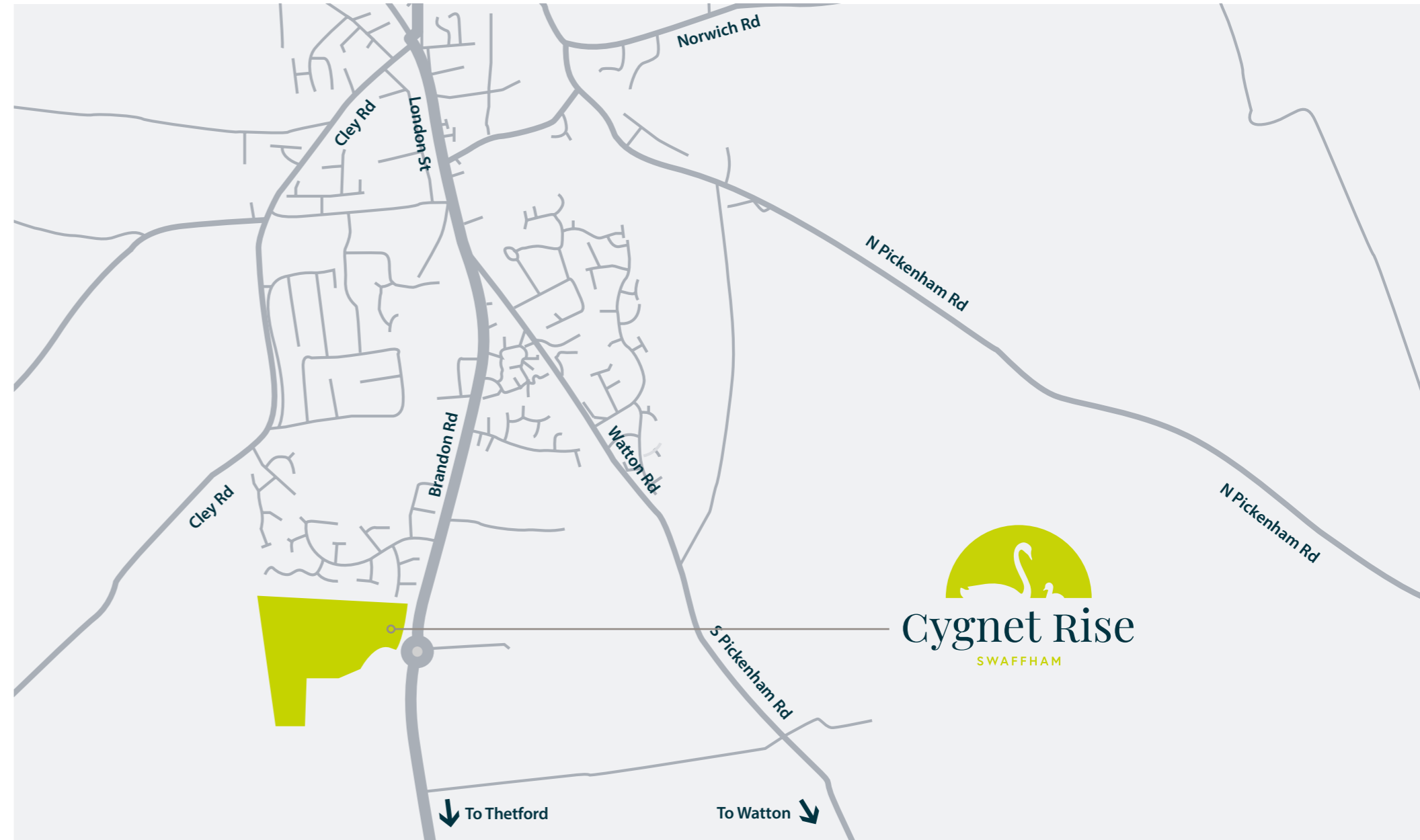
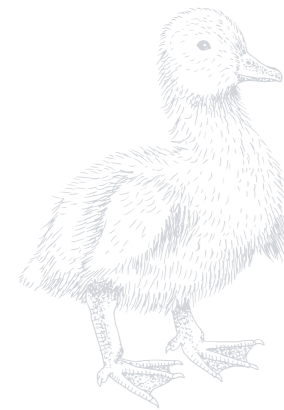
Set in the beautiful Breckland countryside

Location

A picturesque and bustling Georgian market town situated on the borders of the Brecks, an area of outstanding tranquillity and beauty. This beautiful and well-served town provides a flourishing community and a charming atmosphere.

Swaffham is well known for its thriving Saturday market, offering an array of local produce. The town is well served with eateries, cafés, a variety of shops and a choice of supermarkets. There is also a good range of nurseries and schooling.

The town is the perfect base to begin your exploration of the wonderful local area which is rich in history, outstanding wildlife and the stunning coastline. There are numerous outdoor activities locally; cycling routes, historic walks, golf, football, rugby and angling clubs to enjoy.



Travel by road:

Norwich 29 miles / 55 mins
 King's Lynn 17 miles / 30 mins
 Fakenham 17 miles / 30 mins
 Dereham 12 miles / 23 mins

Wells-next-the-sea 26 miles / 42 mins
 Brancaster 27 miles / 48 mins
 Hunstanton 29 miles / 48 mins

Sandringham 18 miles / 32 mins
 Bury St Edmunds 30 miles / 50 mins
 Cambridge 50 miles / 1 hour 13 mins



Designed with modern living in mind

Cygnets Rise offers 160 superb new homes, with the quality, choice and generous plot sizes you would expect from Abel Homes.

Every home at Cygnets Rise has been designed for modern family living, with fibre broadband, triple-glazing, electric car charging points and your own photovoltaic system fitted to every home. Contemporary bathroom suites and kitchen units complete our high specification finish.

All this and the peace of mind that your new home has been thoughtfully designed by local architects and built by one of Norfolk's leading house builders.



Quality in every detail

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 benefitting 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.



Key features as standard



A-Rated Energy Efficiency

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



Fitted Appliances

As well as your choice of kitchen units, worktops and handles, all our kitchens are equipped with integrated Bosch appliances.



Solar PV to Every Home

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



Off-street Parking / Garaging

Each home has off-street parking for two vehicles. Most homes also come with garaging, and are accessed by remote-operated electric doors.



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 BT fibre broadband to the premises.



Triple-glazed Windows

High performance, premium quality, triple-glazing. Helping to increase energy efficiency whilst reducing levels of noise.



Underfloor Heating

Fitted to the ground floor of every home. For comfort, convenience and energy efficiency.



Air Source Heat Pumps

Highly efficient Air Source Heat Pump with split zoned temperature setting.



Electric Car Charging Points

All properties are fitted with an Ohme electric car charging point.

Integrated Bosch appliances including stainless steel electric oven, electric hob, dishwasher and fridge freezer

Low energy light fittings including under wall units

*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.

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

Floor coverings included in all homes, with underfloor heating to the ground floor

Heated towel rails to bathrooms and en suites

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

Choice of Protek flooring*

Roca sanitaryware, chrome-finish taps, and shower fittings

Specification

*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.



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

Energy Performance Certificate – A-Rating. Our new homes at Cygnet Rise 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.



All properties are fitted with an Ohme electric vehicle charging point.



- ✓ Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)
- ✓ Stainless steel Bosch electric oven
- ✓ Bosch electric hob and integrated extractor hood
- ✓ Fully integrated Bosch fridge/freezer
- ✓ Fully integrated Bosch dishwasher
- ✓ Choice of ceramic and porcelain floor tiles from our selected range
- ✓ Choice of wall tiles from our selected range 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' sanitary ware
- ✓ Taps and shower fittings
- ✓ 'Lakes' shower enclosure
- ✓ Choice of ceramic and porcelain wall tiles for specified areas to bathrooms and en suites from our selected range
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Heated towel rails to bathrooms and en suites
- ✓ Choice of Protek flooring*



- ✓ 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 energy efficiency
- ✓ Sustainably sourced treated cedar cladding and through coloured white render (on certain plots)
- ✓ Magestic galvanised steel guttering and downpipes to all plots



- ✓ 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 and heat 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 6 connection points to studies or home offices



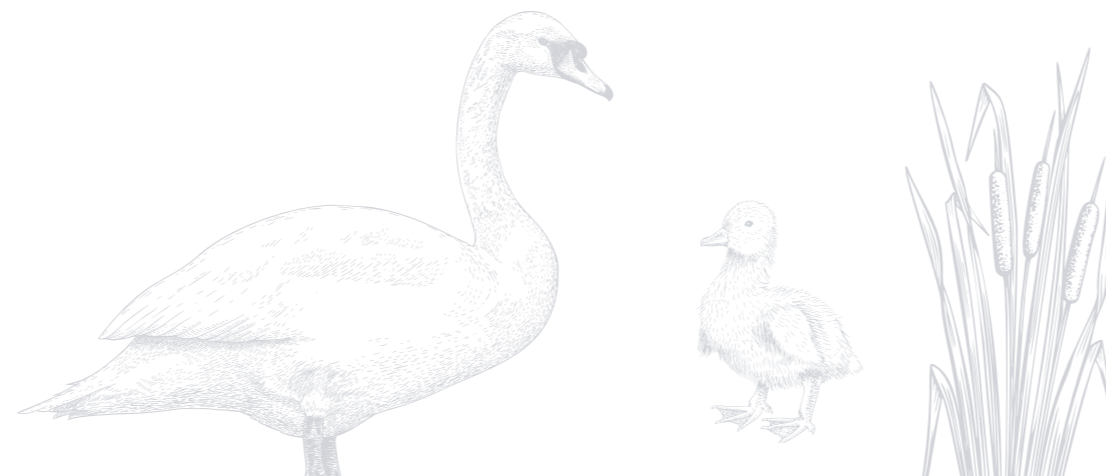
- ✓ Floor covering throughout. Protek flooring* to bathrooms and en-suites, tiled floor to the kitchen and W.C. with choice of carpet in all other rooms.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



- ✓ Air source heat pump powered central heating
- ✓ Immersion heater
- ✓ Zoned underfloor heating to ground floor
- ✓ Myson select compact radiators to the first floor.
- ✓ Touch screen programmable room thermostats



- ✓ 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



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



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 home. 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 Council) 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

- 2024** Pride in Job – *Swan's Nest, Swaffham*
- 2023** Pride in Job, Seal of Excellence and Eastern Regional Winner (Pictured above) – *Swan's Nest, Swaffham*
- 2022** Pride in Job, Seal of Excellence and Eastern Regional Winner – *Swan's Nest, Swaffham*
- 2021** Pride in Job, Seal of Excellence and Eastern Regional Winner – *Swan's Nest, Swaffham*
- 2020** Pride in Job, Seal of Excellence and Eastern Regional Winner – *Swan's Nest, Swaffham*
- 2019** Pride in Job, Seal of Excellence and Eastern Regional Winner – *Swan's Nest, Swaffham*
- 2018** Pride in Job & Seal of Excellence – *Swan's Nest, Swaffham*
- 2017** Pride in Job – *Swan's Nest, Swaffham*
- 2009** Pride in Job & a Seal of Excellence – *Gardeners Green, Hingham*

Danny Pinner

- 2024** Pride in Job – *Three Squirrels, East Harling*
- 2022** Pride in Job – *Taursham Park, Taverham*
- 2021** Pride in Job – *Taursham Park, Taverham*
- 2019** Pride in Job – *Walnut Tree Fields, Mattishall*
- 2018** Pride in Job – *Walnut Tree Fields, Mattishall*
- 2012** Pride in Job – *Hus46, Watton*



I am delighted with my new Abel home; the build quality and energy efficiency are superb.



We have found Abel Homes to be far superior in terms of build quality and customer relations than any other company we looked at. We are proud and delighted with our new home.



From the moment we viewed the show house right through to settling into our very own Abel Homes house, we have been treated with care and respect from everyone in the Abel Homes team.



Abel Homes go above and beyond. Every single member of the team is a pleasure to deal with.



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.



Any query we had was responded to quickly and made us feel valued.



So happy we found Abel Homes, we hadn't even considered a new build. Would happily recommend to anyone.



So nice to find a friendly, efficient and trustworthy firm that obviously take a pride in producing something of quality and do all they can to make a truly energy efficient home and a lovely buying experience.



Our satisfied customers...



The house exceeds our expectations, and we are thrilled and excited to be moving in to such a gorgeous property.

From start to finish it has been a pleasure and we are so grateful to every member of the team who has gone above and beyond.



Building money-saving features into your home!



Abel

to save on your energy bills



Solar PV to every home



Triple-glazed windows



Highly insulated ground floors and lofts



A-Rated energy efficiency



Reduced bills

All round savings, all year round

The process of creating an award winning house begins at the preliminary design stage and continues through to the construction stage. Throughout these stages the fabric of the building is designed and constructed to a high standard ensuring a sustainable future and making each home 'A' rated for energy efficiency.

- A Solar PV system generates free electricity to use around the home
- Triple-glazed windows minimise heat loss
- High levels of insulation to lofts, ground floors and cavity walls helps keep your new build home snug
- Low energy light fittings are always a bright idea
- While an air source heat pump keeps your home warm in the winter
- Even the letterbox in an Abel home is external to minimise heat loss

From solar panels to triple-glazing, increased insulation to low energy lighting, our new build homes are working night and day to save you money on your energy bills and help protect our planet for future generations.

Reduce your bills and your impact on the environment.

Columbus

Plots 10, 78, 85, 88, 89, 99 & 139

- 4 Bedrooms
- 3 Bathrooms
- 4 Toilets
- Utility Room
- Double Garage

The Columbus, the largest of our four-bedroom homes, is a spacious detached property benefiting from a double garage, ample parking and garden.

The ground floor comprises entrance hall, comfortable living room, study, cloakroom and the heart of the home; the open plan family / kitchen / dining room. This generous space gives access to the rear garden. The useful utility is situated off the kitchen.

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

Total Floor Area: 167.1m² / 1799ft²



Ground Floor

Kitchen / Breakfast Area
6.4m x 3.9m max (21' x 12'10 max)

Dining Area
4.3m x 3.8m (14'2 x 12'7)

Utility Room
2.2m x 1.7m (7'5 x 5'7)

Lounge
4.7m x 4.6m (15'6 x 15'4)

Study
3.2m x 1.9m (10'6 x 6'5)

First Floor

Bedroom 1
4.7m max x 4.6m max
(15'6 max x 15'2 max)

Bedroom 2
4.3m max x 3.5m max
(14'1 max x 11'8 max)

Bedroom 3
4.5m x 3.1m max (14'10 x 10'3 max)

Bedroom 4
3.3m x 3.0m (11' x 10'1)



Liberty

Plot 56

- 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 family room.

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 double garaging and a generous south and easterly facing plot.

Total Floor Area: 163m² / 1755ft²



Ground Floor

Kitchen
4.5m x 3.7m (15' x 12'2)

Dining Room
5.1m x 3.6m (16'11 x 11'10)

Living Room
6.9m x 3.2m (22'9 x 10'8)

Family Room
3.6m x 3.2m (11'10 x 10'7)

Utility
2.4m x 1.9m (8'1 x 6'5)

First Floor

Bedroom 1
3.8m x 3.5m (12'9 x 11'7)

Bedroom 2
4.2m max x 3.2m (14' max x 10'8)

Bedroom 3
3.8m x 3.0m (12'9 x 9'10)

Bedroom 4
3.2m x 3.1m max (10'9 x 10'5 max)



Admiral

Plot 44

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Utility Room
- Double Garage

A spacious, open plan, four-bedroom detached home with double garage and generous south facing garden.

The entrance hall, with a useful generous storage cupboard, leads through to the large open plan living room and dining area and through to the kitchen/ breakfast room. The kitchen affords a feature central island and a separate utility room. The cloakroom completes the ground floor accommodation.

Upstairs, the main bedroom benefits from an en suite shower room and separate dressing / wardrobe area. There are three further double bedrooms and a well-appointed family bathroom.

Total Floor Area: 161m² / 1733ft²



Ground Floor

Kitchen
4.1m x 4.1m (13'6" x 13'6")

Utility
2.4m x 2.0m (7'10" x 6'7")

Dining Area
4.1m x 3.9m (13'6" x 13')

Lounge
6.3m x 4.2m (20'8" x 13'10")



First Floor

Bedroom 1
5.5m max x 3.1m (18'1" max x 10'4")

Dressing Room
2.0m x 1.4m (6'10" x 4'9")

Bedroom 2
4.2m x 3.0m (13'10" x 10'2")

Bedroom 3
4.9m max x 3.1m (16'1" max x 10'4")

Bedroom 4
3.6m max x 3.0m (12'1" max x 10')



Herkules

Plots 9, 38, 93 & 126

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Double garage (Single to Plot 93)

The Herkules, a contemporary home, designed with modern-day living in mind, providing spacious and versatile accommodation.

To the front of the house is the useful study, with the spacious kitchen dining room, and discreet utility area to the rear. A roomy lounge, entrance hall and cloakroom completes this excellent ground floor accommodation.

On the first floor the master bedroom benefits from an en-suite shower room, with the three further generous bedrooms being served by the family bathroom, which includes a stand alone shower. A double garage (single to plot 93) and off-road parking are further attributes of this fine home.

Total Floor Area: 137.9m² / 1484ft²



Ground Floor

Kitchen / Diner

5.6m x 5.1m max (18'6" x 16'10" max)

Lounge

5.7m x 4.3m (18'10" x 14'3")

Study

2.4m x 2.3m (8'1" x 7'9")



First Floor

Bedroom 1

4.5m max / 2.9m min x 4.1m (15' max / 9'6" min x 13'6")

Bedroom 2

4.1m max x 3.4m (13'6" max x 11'2")

Bedroom 3

3.5m max x 3.3m (11'7" max x 10'11")

Bedroom 4

3.3m x 2.3m (10'9" x 7'7")



Greenburg

Plots 42, 63, 95, 127, 131 & 149

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Single Garage (Doubles to Plots 42 & 127)

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, spacious kitchen with utility area 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: 124.2m² / 1337ft²



Ground Floor

Kitchen

5.0m x 3.6m max (16'5 x 12' max)

Lounge / Dining Area

6.6m x 4.9m max / 3.9m min
(21'10 x 16' max / 12'11 min)



First Floor

Bedroom 1

3.5m x 3.4m (11'6 x 11'2)

Bedroom 2

4.0m x 2.6m (13'2 x 8'6)

Bedroom 3

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

Bedroom 4

2.8m x 3.1m max (9'4 x 10'5 max)



Horizon

Plots 24, 25, 100 & 101

- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- Utility Room
- Double Garage

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 property comprises entrance hall, which leads through to an open plan kitchen/dining room. This spacious and dual aspect room also benefits from a separate utility room. The 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 velux windows.

Total Floor Area: 120.4m² / 1296ft²



Ground Floor

Kitchen
4.6m x 2.8m (15'2 x 9'3)

Utility Room
2.4m x 1.8m (8'1 x 6'1)

Dining Area
3.6m x 3.3m (11'11 x 10'11)

Lounge
6.4m x 4.0m (21'1 x 13')

Bedroom 1
4.5m x 2.9m (14'11 x 9'7)

First Floor

Bedroom 2
4.0m x 3.9m max (3.2m over 1.5m)
(13'1 x 12'9 max / 10'6 over 4'11)

Bedroom 3
3.0m x 3.9m max (3.2m over 1.5m)
(10'4 x 12.9 max / 10'6 over 4'11)



Orion

Plots 1, 15, 16, 23, 41, 50, 51,
90, 96, 128 & 140

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Utility Room
- 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 and versatile space, and to the main accommodation. This comprises kitchen dining room, which overlooks the rear garden, utility, cloakroom and a spacious, airy living room.

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

Total Floor Area: 124.5m² / 1340ft²



Ground Floor

Study

3.4m x 2.1m (11'1 x 7'2)

Kitchen / Dining

5.8m x 3.5m (19'3 x 11'8)

Utility

2.2m x 1.8m (7'5 x 6')

Living Room

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



First Floor

Bedroom 1

4.5m max x 3.5m (15' max x 11'8)

Bedroom 2

3.6m x 3.1m (11'11 x 10'4)

Bedroom 3

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



Opal

Plots 43, 47, 49, 61, 129, 138, 147 & 151

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Single Garage

The Opal, a detached home, provides spacious and comfortable rooms. It also benefits from a single garage and off-road parking.

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

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

Total Floor Area: 98.9m² / 1065ft²



Ground Floor

Kitchen

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

Lounge / Diner

7.5m x 3.1m (24'9 x 10'5)



First Floor

Bedroom 1

3.7m max x 3.2m (12'4 max x 10'9)

Bedroom 2

3.1m x 2.8m (10'4 x 9'4)

Bedroom 3

3.1m x 2.5m (10'4 x 8'5)



Goldings

Plots 45, 46, 48, 52, 55, 62, 72, 77, 148 & 150

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Single Garage

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

The central entrance hallway, with cloakroom off, leads to a generous sized living room to one side of the property and the open-plan kitchen/dining room, to the other. The dining area benefits from French doors leading to rear garden.

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

Total Floor Area: 93.5m² / 1007ft²



Ground Floor

Kitchen / Dining

5.5m x 3.1m (18'1 x 10'3)

Lounge

5.5m x 3.1m (18'1 x 10'2)

First Floor

Bedroom 1

4.5m max x 3.1m (14'11 max x 10'2)

Bedroom 2

3.0m x 3.1m max (9'10 x 10'3 max)

Bedroom 3

3.1m x 2.4m (10'3 x 7'11)



Sylva

Plots 70, 71 & 130

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Single Garage

This detached home offers an appealing configuration of accommodation along with garaging and garden.

The ground floor accommodation comprises entrance hall, cloakroom, spacious kitchen dining room and generous living area.

The first-floor landing gives access to the master bedroom with en suite shower room and to the two further bedrooms; these being served by the family bathroom.

Total Floor Area: 93 m² / 1001 ft²



Ground Floor

Kitchen / Diner
5.5m x 3.1m (18'1 x 10'3)

Lounge
5.5m x 3.0m (18'1 x 10'1)



First Floor

Bedroom 1
4.5m max x 3.0m (14'11 max x 10'1)

Bedroom 2
3.1m max x 3.0m (10'3 max x 9'10)

Bedroom 3
3.1m x 2.4m (10'3 x 7'11)



Atlas

Plots 17, 18, 59, 60, 86, 87, 97, 98,
134, 135, 141, 142, 152 & 153

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Single Garage

The Atlas is one of our newest house designs and provides substantial, modern rooms, yet still retains traditional attributes. The entrance hall leads to the lounge, cloakroom and to the spacious kitchen / dining room, which runs along the rear of the property. French doors provide light to this bright room and provide access to the rear garden.

The first-floor landing leads to the master bedroom and en-suite shower room, along with the two further large bedrooms and to the family bathroom. This property benefits from a single garage and off-road parking.

Total Floor Area: 98m² / 1055ft²



Ground Floor

Kitchen / Diner

5.6m max x 5.5m (18'6 max x 18'3)

Lounge

4.2m x 3.0m (13'11 x 10')



First Floor

Bedroom 1

4.4m max x 2.7m (14'6 max x 8'10)

Bedroom 2

3.3m x 3.0m (10'10 x 9'11)

Bedroom 3

3.3m x 2.8m (10'10 x 9'2)



Harmony

Plots 4, 5, 21, 22, 39, 40, 53, 54,
64, 65, 83, 84, 136, 137, 156 & 157

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Single Garage

A generous semi-detached three bedroom home, which benefits from a single garage and off-road parking.

The ground floor comprises hallway, with useful storage cupboard, which leads through to the cloakroom, to the kitchen and to the 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: 96m² / 1033ft²



Ground Floor

Kitchen

3.5m x 2.7m max (11'6 x 8'10 max)

Lounge / Diner

5.5m x 5.2m max (18' x 17'2 max)



First Floor

Bedroom 1

4.8m max x 2.9m (15'9 max x 9'9)

Bedroom 2

2.9m x 3.1m max (9'9 x 10'3 max)

Bedroom 3

3.5m x 2.1m (11'8 x 7')



Phoenix

Plots 29 & 91

- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- Utility Area
- Single Garage

The Phoenix is a contemporary, detached three-bedroom bungalow with garaging.

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

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

Total Floor Area: 92.2m² / 992ft²



Ground Floor

Kitchen

5.4m max x 2.3m (17'9 max x 7'9)

Living Room

5.4m x 4.2m (17'9 x 14')

Bedroom 1

5.2m max x 3.5m (17'2 max x 11'9)

Bedroom 2

4.0m max x 3.0m (13'4 max x 10')

Bedroom 3

3.5m max x 2.9m (11'9 max x 9'7)



Apollo

Plots 26, 27, 28, 92, 94 & 102

- 2 Bedrooms
- 1 Bathrooms
- 1 Toilets
- Utility area
- Single Garage

A detached two 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 / 797ft²



Ground Floor

Kitchen

5.4m x 2.3m (17'10 x 7'9)

Living Room / Diner

4.8m x 4.1m (16' x 13'8)

Bedroom 1

4.1m max x 3.3m (13'6 max x 11')

Bedroom 2

4.1m max x 3.1m (13'6 max x 10'5)



Equinox

Plots 6, 7, 8, 57, 58, 123, 124, 125,
132, 133, 154, 155, 158, 159 & 160

- 2 Bedrooms
- 1 Bathroom
- 2 Toilets
- Single Garage
(Off road parking to plot 57)

A spacious semi-detached home with two generous double bedrooms and benefiting from a garage and off-road parking.

The entrance hall, with a useful storage cupboard, leads to the cloakroom, attractive kitchen and to the lounge/dining room.

The first-floor landing gives access to the two large bedrooms which provide spacious, versatile rooms. The bedrooms are served by family bathroom which benefits from a shower over the bath.

Total Floor Area: 80m² / 861ft²



Ground Floor

Kitchen

3.9m x 2.4m max (12'9 x 7'11 max)

Lounge / Diner

4.7m x 4.4m (15'6 x 14'7)



First Floor

Bedroom 1

4.7m x 3.8m max (15'6 x 12'7 max)

Bedroom 2

3.5m x 3.1m (11'7 x 10'4)



Perle

Plots 2, 3, 19, 20, 66, 67, 68,
69, 143, 144, 145 & 146

- 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 to the 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 generous bedroom, plus a family bathroom.

Total Floor Area: 76.6m² / 825ft²



Ground Floor

Kitchen

3.9m x 2.3m max (12'10 x 7'10 max)

Lounge/Diner

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



First Floor

Bedroom 1

3.7m max x 3.5m (12'7 max x 11'7)

Bedroom 2

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



A reputation for quality

Here's an overview of our developments across Norfolk and Suffolk. Those marked in dark green are our current developments.



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
Shipham



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



23 Taursham Park
Taverham



24 Rokeles Green
Watton



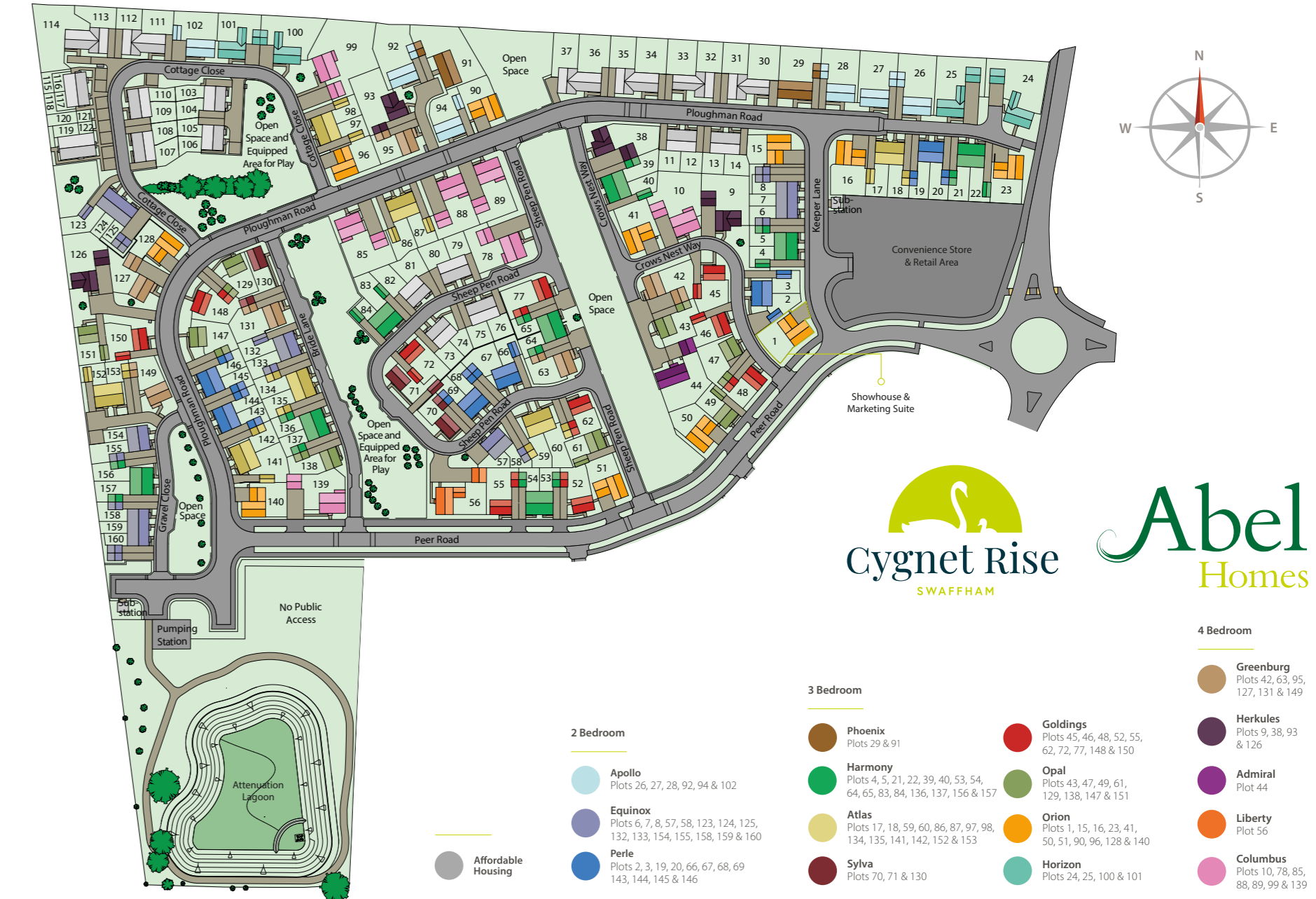
25 Three Squirrels
East Harling



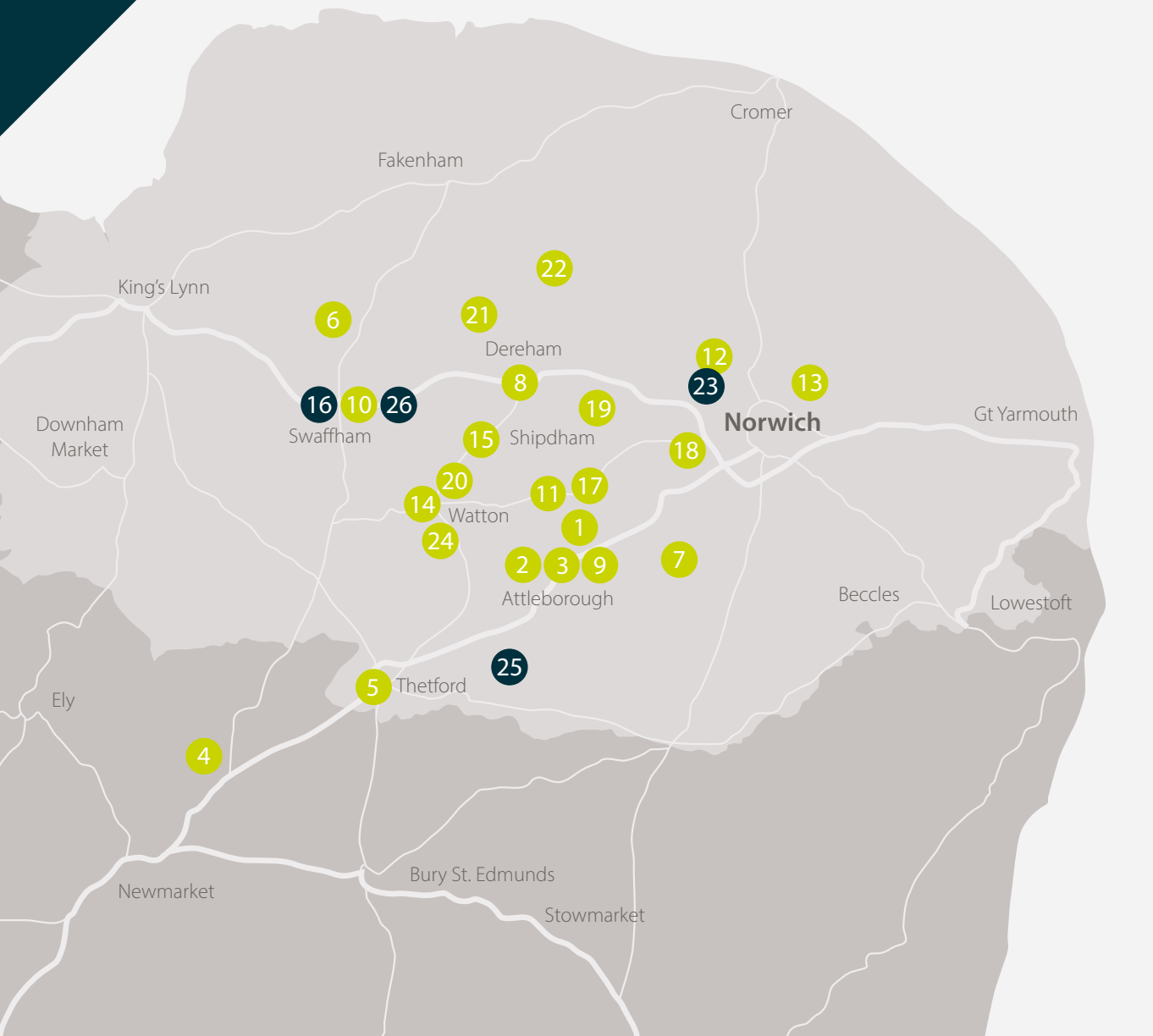
26 Cygnet Rise
Swaffham



Cygnet Rise Swaffham



Turn over for site map



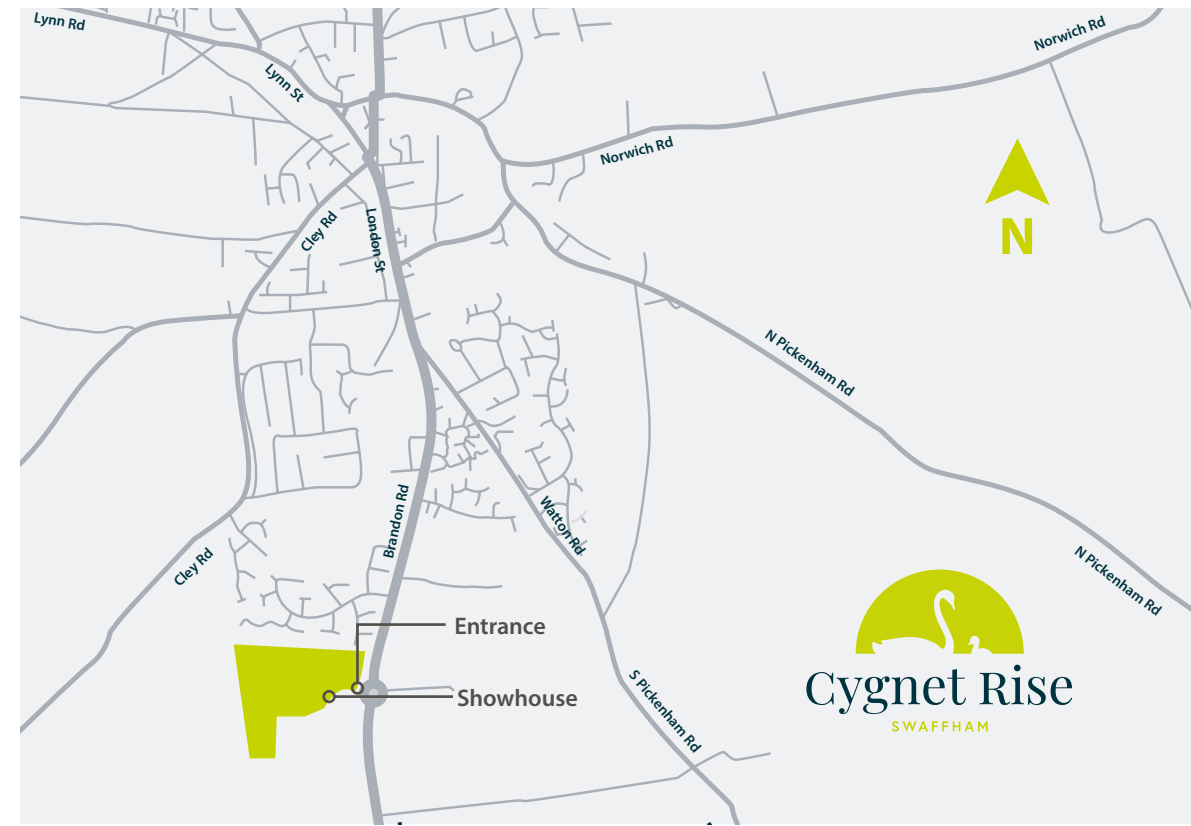
Cygnets Rise Management Company

Cygnets Rise Residents Management Company Limited has been incorporated and will own the public open space within Cygnets Rise. The management company responsibility will include the maintenance in perpetuity of the open space, communal landscaping and play area on site.

An experienced and reputable estate manager will be appointed to run the management company on a daily basis. Every homeowner on Cygnets Rise will jointly own Cygnets Rise Residents Management Company Limited and be encouraged to become a director of the company.

The estate manager will assist the directors in setting a yearly service charge budget which will be payable by every homeowner.

Full details of the Management Company will be provided to your solicitor within our extensive legal pack as part of the reservation process.



Viewing information

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This brochure is a guide to help you get a feel for the type of homes we are proud to build. The information provided in this brochure is correct at the time of printing but is subject to change. Room dimensions are provided as a guide only. Our customer team are on hand to talk you through the process at every step.

