



# Swan's Nest

Swaffham



## Plot 176

### Admiral

**A spacious four bedroom detached home with a double garage.**

The entrance hall leads through to the large open plan living room and dining area and through to the kitchen/breakfast room with island and a separate utility room.

Upstairs, the main bedroom has an en-suite shower room and separate dressing area. There are three further double bedrooms and a family bathroom.

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## Ground Floor

### Kitchen

4.1m x 4.1m  
(13'5 x 13'5)

### Utility

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

### Dining Room

4.0m x 4.1m  
(13'1 x 13'5)

### Living Room

4.2m x 6.3m  
(13'11 x 20'8)



## First Floor

### Bedroom 1

4.3m x 3.1m  
(14'1 x 10'4)

### Dressing Room

1.4m x 2.0m  
(4'8 x 6'7)

### Bedroom 2

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

### Bedroom 3

4.0m x 3.1m  
(13'1 x 10'4)

### Bedroom 4

3.6m max / 2.7m min x 3.0m  
(11'10 max / 8'10 min x 10')

**Swan's Nest**  
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**Our showhouse is open**  
**Thurs, Fri, Sat, Sun and Mon**  
**including bank holidays,**  
**10am – 4pm**

**Abel**  
Homes

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Our pictures, including floor plans, landscaping and dimensions are a guide and are there to help you envisage your home. Plot sizes tend to vary slightly and our brickwork and render images are just a guide as to what our homes look like. Our consultants are available to talk through changes as we are building the homes. Our computer-modelling uses approximate distances and the dimensions and gradients shown have been taken from working architectural drawings and will vary slightly on our finished properties.