



# Swan's Nest

Swaffham



## Plot 224

### Bramling

**A detached three bedroom home with single garage.**

The hallway leads through to the kitchen and a spacious living/dining room.

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

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## Ground Floor

### Kitchen

2.6m x 3.0m  
(8'6 x 9'11)

### Dining Area

4.1m x 3.0m  
(13'5 x 9'11)

### Living Room

5.2m x 3.0m  
(17'1 x 9'11)



## First Floor

### Bedroom 1

3.0m x 4.2m  
(9'10 x 13'9)

### Bedroom 2

3.0m x 3.7m max / 3.3m min  
(9'10 x 12'2 max / 10'10 min)

### Bedroom 3

2.1m x 2.8m  
(6'11 x 9'2)

**Swan's Nest**  
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(For Satellite Navigation Systems please use PE37 8BS)

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

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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.