



# Swan's Nest

Swaffham



## Plot 119

### Housetype 3C.1

**A semi-detached 3 bedroom home with single garage**

The ground floor of this contemporary and extremely energy efficient new home comprises of an open plan living/dining room which flows into the fully fitted kitchen.

Upstairs there are 3 bedrooms and a family bathroom, the master bedroom has an en-suite shower room.

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## Ground Floor

### Kitchen

2.7m max/2.1m min x 3.6m  
(8'10 max/6'10 min x 11'9)

### Lounge/Dining Area

5.3m max/4.2m min x 4.6m max/2.8m min  
(17'4 max/13'9 min x 15'1 max/9'2 min)



## First Floor

### Bedroom 1

3.0m x 4.0m  
(9'10 x 13'1)

### Bedroom 2

3.0m x 3.1m max/2.8m min  
(9'10 x 10'2 max/9'2 min)

### Bedroom 3

2.1m x 3.3m max / 2.8m min  
(6'10 x 10'9 max / 9'2 min)

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

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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.