



# Swan's Nest

Swaffham



## Plot 92

### Housetype 3F.1

**A link-detached 3 bedroom home with integral 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 x 3.5m  
(8'10 x 11'5)

### Lounge

5.3m x 3.1m  
(17'4 x 10'2)

### Dining Area

4.2m x 2.4m  
(13'9 x 7'10)



## First Floor

### Bedroom 1

3.0m x 4.3m  
(9'10 x 14'1)

### Bedroom 2

3.7m max/3.4m min x 3.0m  
(12'1 max / 11'2 min x 9'10)

### Bedroom 3

2.1m x 3.0m  
(6'10 x 9'10)

**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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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.