



← ADMIRAL WILSON WAY
SIR ARCHDALE ROAD →
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5 Sir Archdale Road, Swaffham

Swaffham



Minors & Brady

5 Sir Archdale Road

Swaffham, Swaffham

Built in 2018 by the reputable Abel Homes, this beautifully presented three-storey townhouse offers stylish and versatile living in a sought-after area of Swaffham. The ground floor features a welcoming entrance hall with practical storage, a contemporary shower room, and a flexible bedroom or home office with direct access to the rear garden. The first floor forms the social heart of the home, showcasing a sleek, modern kitchen with integrated appliances, ample dining space, and double doors opening to a bright lounge filled with natural light. Upstairs, there are two generous bedrooms, including a principal with a built-in wardrobe and a private en suite, while the second bedroom enjoys twin Velux windows. A contemporary family bathroom completes the layout, offering a clean, modern finish. Outside, the low-maintenance rear garden is laid to artificial lawn with a paved patio area, perfect for relaxing or entertaining. The property also benefits from a private driveway, an integral garage with power and lighting, and a boarded loft for additional storage. With supermarkets, cafés, restaurants, and reputable schools nearby, this is a superb opportunity to enjoy modern living in a thriving market town.

Location

Sir Archdale Road is set within a sought-after residential area in the thriving market town of Swaffham. The town offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, and pubs, as well as reputable primary and secondary schools. There are lovely green spaces, walking routes, and nearby attractions such as The Green Britain Centre and Swaffham Golf Club. Excellent road links via the A47 provide easy access to Norwich, King's Lynn, and surrounding villages, making it a convenient location for both families and commuters. Regular bus services connect Swaffham with nearby towns, while the surrounding countryside offers peaceful settings for leisure and outdoor activities. The town also hosts a popular weekly market and various community events throughout the year.

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5 Sir Archdale Road

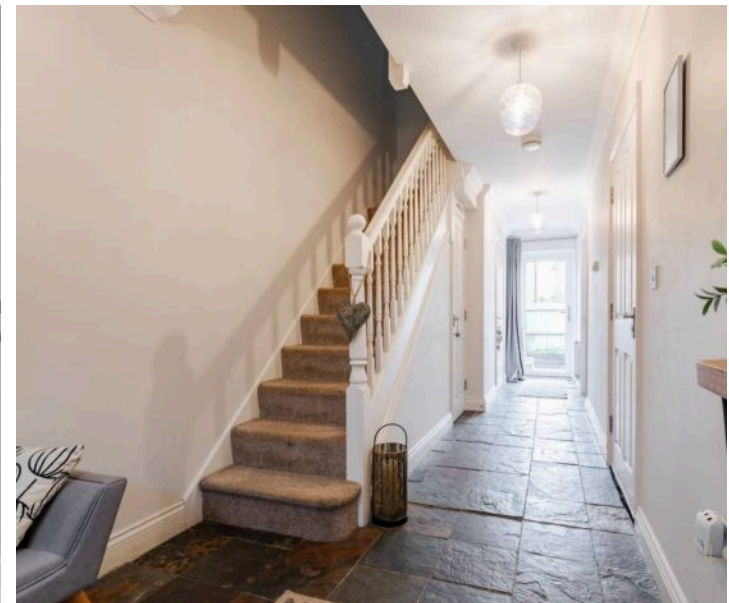
Swaffham, Swaffham

Sir Archdale Road, Swaffham

Stepping inside, the entrance hall sets a welcoming tone with slate tiled flooring, a radiator, and a useful under-stairs storage cupboard. From here, a composite door provides access to the rear garden, while additional doors open to the ground-floor bedroom, the integral garage, and a stylish shower room fitted with a low-level WC, wall-mounted wash basin, and enclosed shower with tiled surrounds. The ground-floor bedroom offers versatility as a guest room, home office, or snug, featuring a rear aspect window and carpeted flooring.

The first floor forms the heart of the home. The kitchen and dining area present a modern range of wall and base units with work surfaces, tiled splashbacks, and integrated appliances including an oven, gas hob with extractor, fridge-freezer, and dishwasher, along with plumbing for a washing machine. Hardwood flooring and spotlights enhance the space, while two front-facing windows draw in natural light. Double doors lead into the bright and spacious lounge, where twin rear windows and hardwood flooring create a comfortable setting for everyday living and relaxation.

On the top floor, the second-floor landing includes loft access to a boarded loft and a built-in storage cupboard. Two well-proportioned bedrooms continue the home's inviting feel. The principal bedroom features a built-in wardrobe and an en suite shower room complete with WC, wash basin, and tiled shower enclosure. The second bedroom includes fitted shelving and two Velux windows, creating a bright and airy atmosphere.



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Completing the interior is the family bathroom, offering a panelled bath with hand-held shower attachment, wash basin, and WC with part-tiled walls and extractor fan.

Outside, the enclosed rear garden is designed for easy maintenance, laid mainly to artificial lawn with a paved patio seating area, decorative slate borders, and raised sleeper beds with plants and shrubs. A gate provides rear access. To the front, a brick-weave pathway leads to the main entrance and integral garage, which is fitted with power, lighting, and an electric up-and-over door. A private driveway offers additional off-road parking, completing this well-appointed and versatile home.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

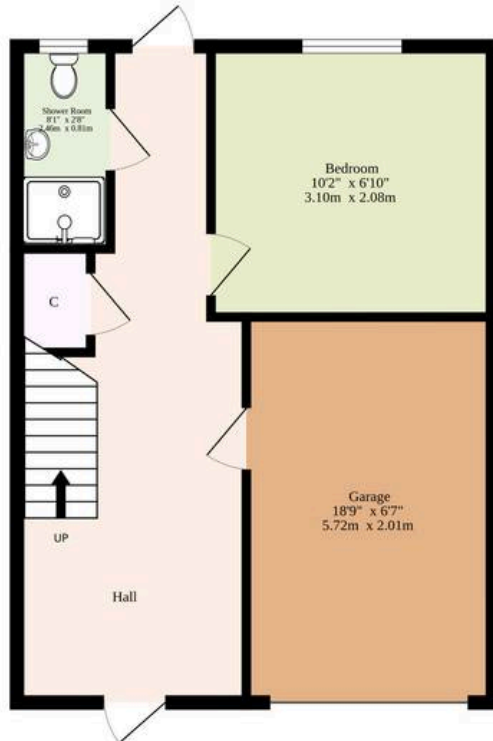
Heating system- Gas Central Heating

Council Tax Band- C

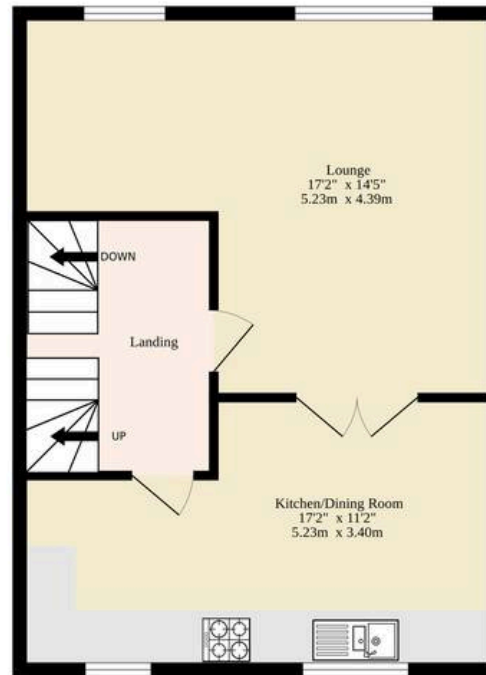


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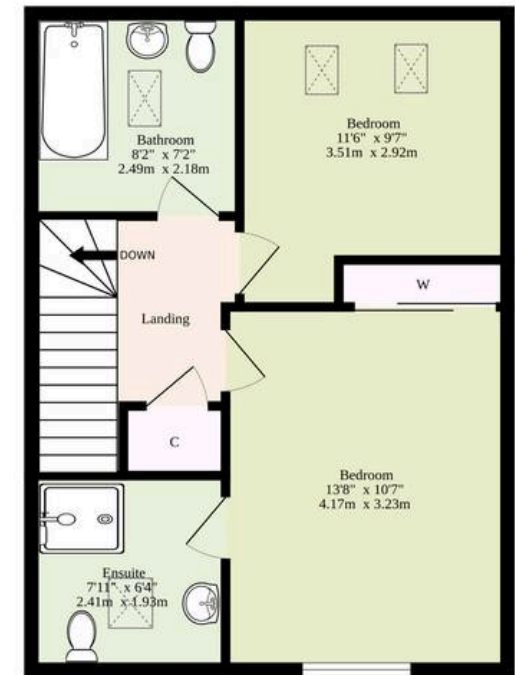
Ground Floor
453 sq.ft. (42.1 sq.m.) approx.



1st Floor
447 sq.ft. (41.5 sq.m.) approx.



2nd Floor
393 sq.ft. (36.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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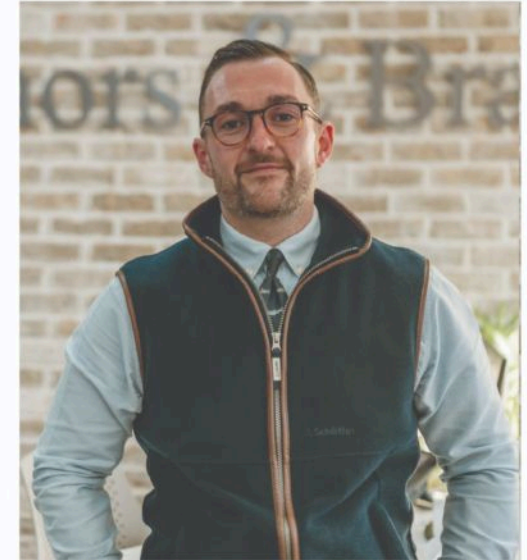
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