



Havacre Castle Acre Road, Swaffham  
Swaffham



In Excess of £425,000  
Minors & Brady



# Havacre Castle Acre Road

Swaffham, Swaffham

This beautifully extended four-bedroom detached house brings together an ideal combination of luxury and space. Located in a highly coveted non-estate area, it showcases a spacious layout designed for modern family living, with effortless connectivity between the interior and outdoor spaces. Featuring premium finishes, integrated appliances, and two indulgent bathrooms. With plenty of parking, a private garden, and easy access to local amenities, this home is a must-see for buyers in search of a perfect family home.

- Impressive kitchen/breakfast room with high-gloss cabinetry and central island
- Integrated appliances including wine cooler
- Dedicated utility room providing extra storage and practical workspace
- Relaxing lounge with adjacent study area perfect for home office needs
- Open-plan dining room creating a seamless flow between living space
- Convenient downstairs W.C
- Four well-proportioned bedrooms offering ample room for a growing family
- Master suite featuring a luxurious en-suite with his and hers basins, freestanding bath, and separate shower
- Secluded rear garden with large terrace, perfect for outdoor dining and entertaining



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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## The Location

Situated in the town of Swaffham, It's a perfect choice for families, as it enjoys a great catchment area for the local schools. This charming residence provides the convenience of having a wide range of amenities right at your doorstep, including well-known grocery stores like Waitrose and ASDA.

Moreover, the town's social scene is enriched by the nearby Red Lion and White Hart pubs, where you can enjoy delicious food and enjoy socialising with friends. Commuters will appreciate the easy access to the A47, allowing swift journeys to key destinations such as Dereham and Norwich to the east or Kings Lynn to the west. This central location in Swaffham offers the best of both worlds.

## Castle Acre Road

This exceptional, extended detached house offers an abundance of space and contemporary elegance throughout. From the moment you step inside, you're welcomed by a large entrance that sets the tone for the expansive living areas that follow.

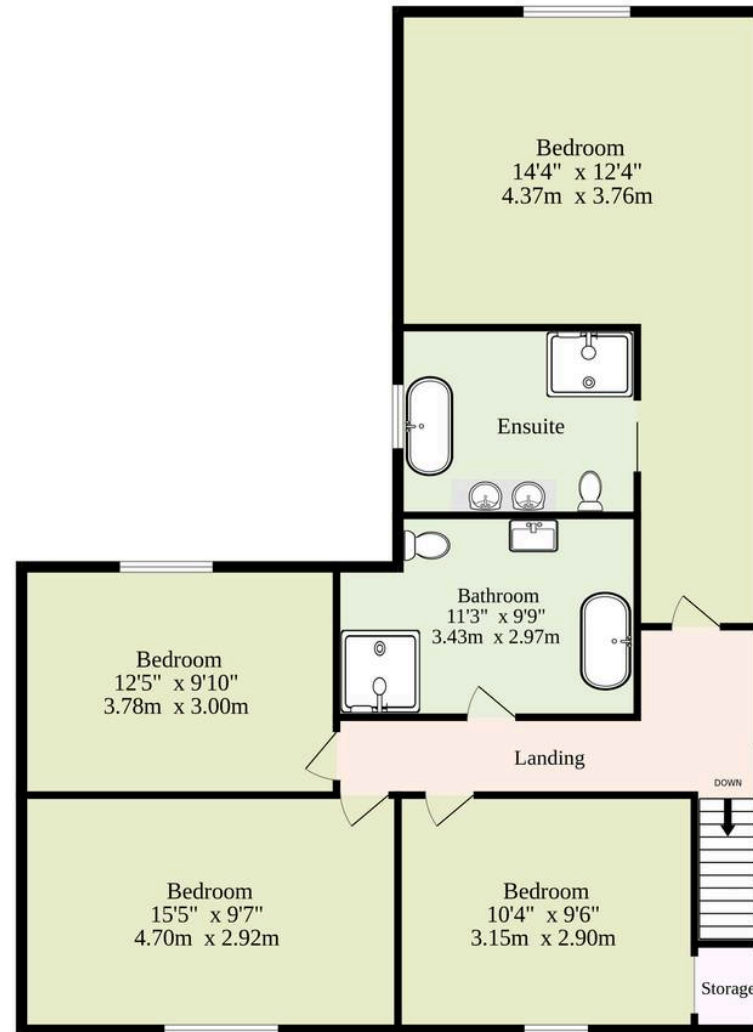
The ground floor includes a stunning kitchen/breakfast room that will captivate even the most discerning buyers. With its sleek gloss-fitted units, central island, integrated appliances and wine cooler, this is truly seamless space. A convenient



**Ground Floor**  
1086 sq.ft. (100.9 sq.m.) approx.



**1st Floor**  
789 sq.ft. (73.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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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