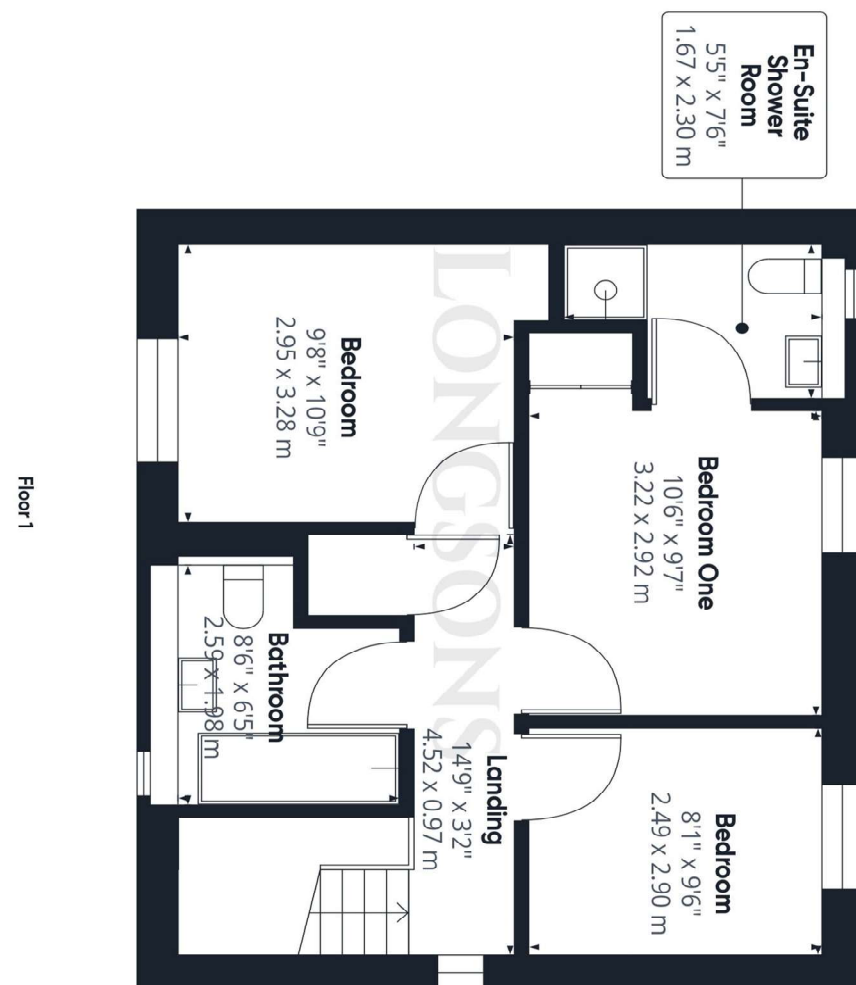
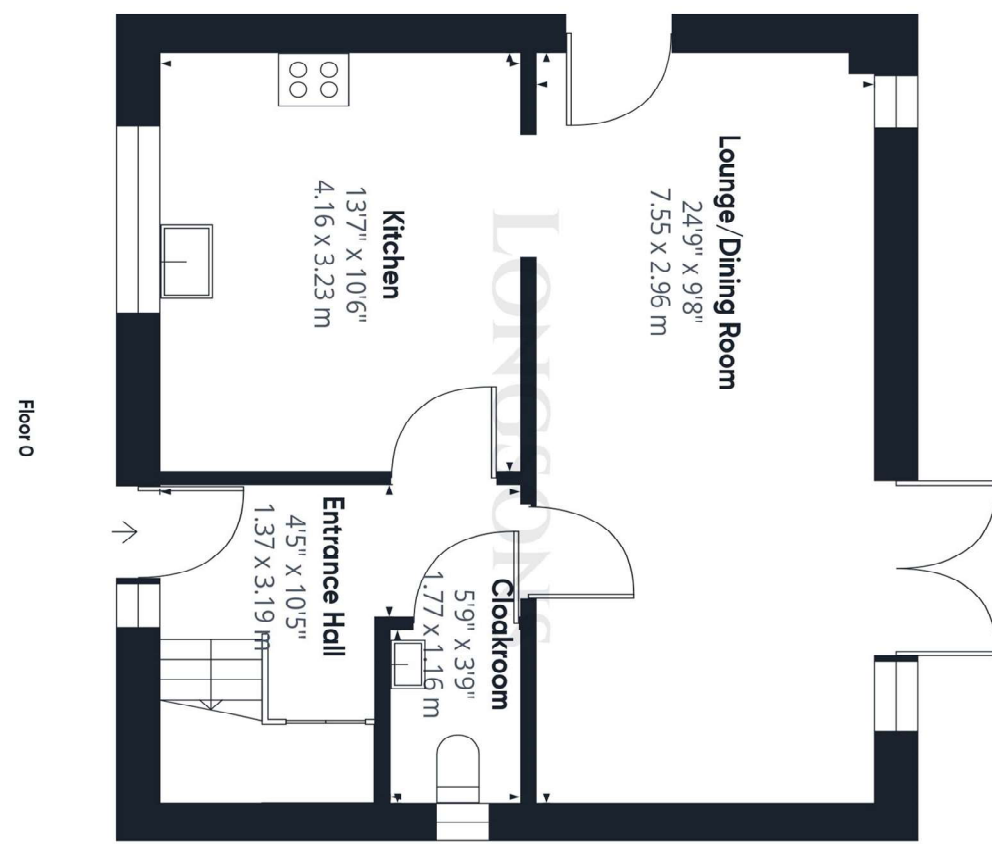




Mayfly Road, Swaffham, PE37 8JF

Modern detached three bedroom house built by the much respected Abel homes, situated on a popular development on the outskirts of Swaffham. This fantastic property offers en-suite shower room, cloakroom with WC, garage, gardens, triple glazed windows, PV solar panels, off-street parking and gas central heating.

Offers in Excess of £325,000 Freehold





Built by the much respected Abel homes and situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented detached three bedroom house. This superb property offers, en-suite shower room, triple glazed windows, cloakroom with WC, highly insulated walls and floors, PV solar panels, galvenised guttering, garage, parking, gas central heating, and UPVC double glazing.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, family bathroom, garage, gardens, parking, gas central heating, triple glazed windows and PV solar panels.

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a

Waitrose and other supermarkets, an excellent Saturday market, three doctors` surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, porcelain tiles to floor, radiator.

Lounge/Dining Room

UPVC double glazed entrance door opening to rear garden, UPVC triple glazed window to rear aspect, UPVC double glazed entrance door opening to side aspect, radiator.

Kitchen

Modern fitted kitchen units to walls and floor complemented by a work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated oven, integrated microwave, integrated induction hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, porcelain tiles to floor, UPVC triple glazed window to front aspect, radiator.

Cloakroom

Wash basin, WC, tiled splashback, porcelain tiles to floor, obscure glass triple glazed window to side aspect, radiator.

Stairs and Landing

Built in cupboard housing hot water cylinder, loft access, obscure glass triple glazed window to side aspect.

Bedroom One

Built-in wardrobe, UPVC triple glazed window to rear aspect, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, tiled splashback, towel radiator, obscure glass UPVC triple glazed window to rear aspect.

Bedroom Two

UPVC triple glazed window to front aspect, radiator.

Bedroom Three

UPVC triple glazed window to rear aspect, radiator.

Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, towel radiator, tiled splashback, extractor fan, obscure glass UPVC triple glazed window to front aspect.

Garage

Main up and over door to front aspect, entrance door opening to rear garden, electric light and power.

Outside Front

Low maintenance front garden laid to coloured stone chippings, driveway providing side-by-side off-road parking for two vehicles laid to block paving, outside light, gated access to rear garden.

Rear Garden

Good size enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to raised bed.

Agent`s Notes

EPC rating A93 (Full copy available on request)
Council tax band A (Own enquiries should be make via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached House
- Three Bedrooms
- Respected Abel Home
- Modern Home
- En-Suite
- Gardens
- PV Solar Panels
- Garage and Parking
- Gas Central Heating
- Triple Glazing

