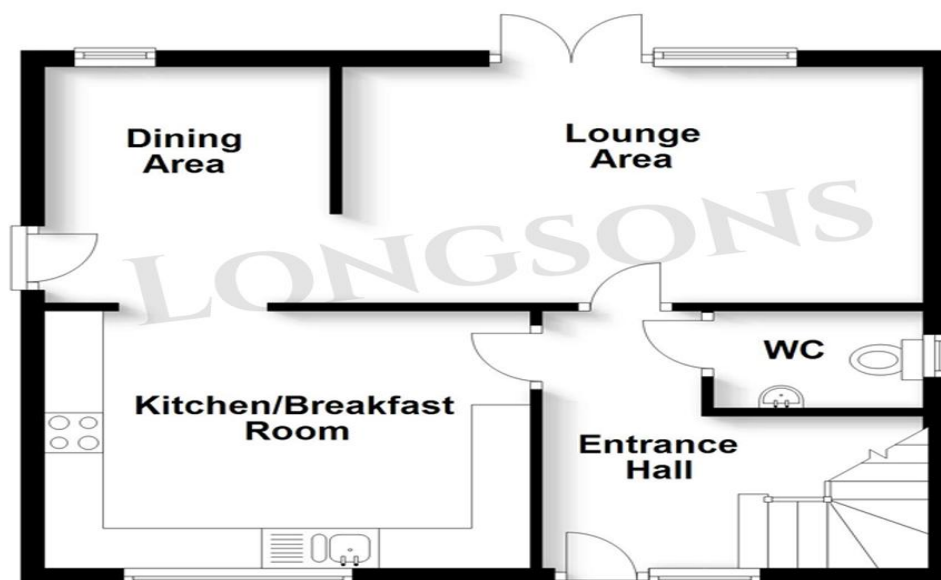
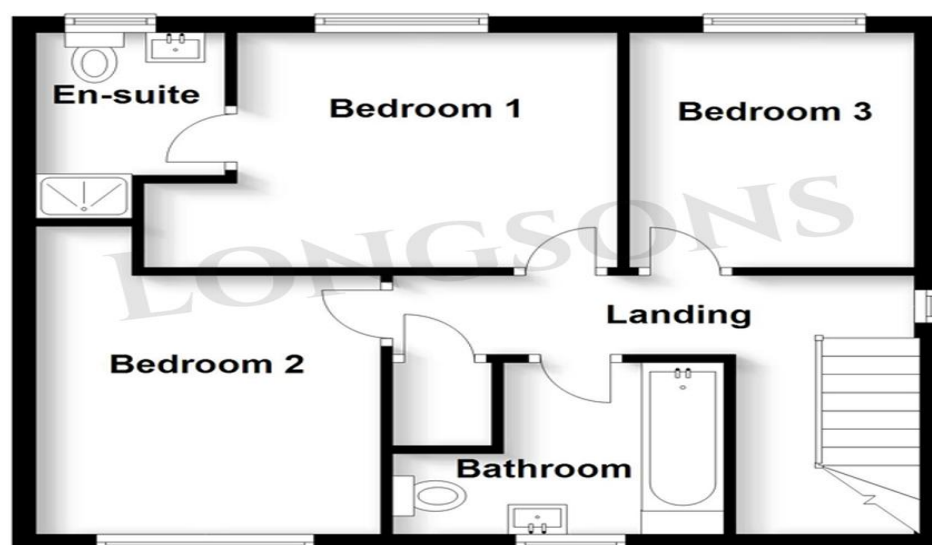


Ground Floor



First Floor



Greyling Way, Swaffham, PE37 8JX

CHAIN FREE! Spacious, detached three bedroom house with garage. Available on the popular Abel's development in Swaffham, the property boasts an en-suite shower room, kitchen/breakfast room, triple glazed windows, gardens, parking, 'A' rated energy efficiency and gas central heating.

Guide Price £300,000 - £325,000 Freehold



Bedroom Three
9'8" (2.95m) x 8'0" (2.44m)
 UPVC triple glazed window to rear, radiator.

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

Garage
19'3" (5.87m) x 10'1" (3.07m)
 Electric up and over door to front, entrance door opening to side, electric light and power.

Outside Front
 Small low maintenance front garden laid to wood chippings with a selection of shrubs and plants, driveway to garage door providing off road parking for two vehicles, path to front door, outside light, gated access to rear garden.

Rear Garden
 Enclosed rear garden laid to lawn, paved patio seating area, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agents Note
 EPC rating A93 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

Please note photographs are from our original advertisement pre-tenancy commencement in 2021.

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 bedroom
- En-suite shower room
- Energy Efficiency Rating A93
- Kitchen/ breakfast room
- Triple glazed windows
- Gas central heating
- Garage + parking
- No Onward Chain!

Situated on the popular Abel's development in the Norfolk market town of Swaffham, Longsons are delighted to bring to the market this spacious detached three bedroom house originally completed in 2021. This superb high efficiency property boasts solar panels providing low cost electric, triple glazed windows, garage, parking, gardens, en-suite shower room, kitchen/breakfast room and gas central heating.

Available with NO ONWARD CHAIN!

SWAFFHAM
 Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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

Entrance Hall
 Composite entrance door to front, obscure glass full height double glazed window panel to side, stairs to first floor, under stairs storage cupboard, radiator.

Lounge Area
16'3" (4.95m) x 9'8" (2.95m)
 UPVC double glazed French doors opening to rear garden with full height UPVC double glazed window to side, radiator.

Dining Area
9'8" (2.95m) x 8'2" (2.49m)
 Feature cedar dividing panel between the dining and the lounge area, UPVC double glazed door opening to side, UPVC triple glazed window to rear, radiator.

Kitchen/ Breakfast Room
13'7" (4.14m) x 10'6" (3.2m)
 Fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated fridge/freezer, integrated dishwasher, integral Bosch electric oven, integrated Bosch gas hob with extractor hood over, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled splashback, tiles to floor, triple glazed UPVC window to front aspect, radiator.

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

Stairs and Landing
 Built in cupboard housing hot water cylinder, loft access, UPVC triple glazed window to side aspect, radiator.

Bedroom One
10'7" (3.23m) x 9'8" (2.95m)
 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, extractor fan.

Bedroom Two
10'9" (3.28m) x 9'8" (2.95m)
 UPVC triple glazed window to front aspect, radiator.

