



Mayfly Road, Swaffham, PE37 8JF

welcome to

Mayfly Road, Swaffham

A well presented 'A' rated 4 bedroom detached family home, located in the heart of this sought-after, maturing development and walkable to the town centre. Boasting an open-plan lounge/dining room, contemporary kitchen with integrated appliances, en suite, landscaped gardens, double garage and more!

We are extremely pleased to offer for sale this well-proportioned, high-specification detached family home, which was constructed in just 2019 by the reputable local builder Abel Homes and located amongst the ever-popular Swan's Nest development on the edge of town, yet within easy reach of Swaffham town centre, amenities and facilities.

Originally designed to the popular Greenburg style, the ground floor accommodation briefly comprises; spacious and welcoming entrance hallway, ground floor/guest w.c, fully fitted modern kitchen with integrated Bosch appliances and the dual aspect open-plan lounge/dining room with doors opening to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower room, three further great sized bedrooms and the family bathroom. The property boasts the remainder of the NHBC guarantee and fibre broadband. Coupled with this, this roomy home further benefits from gas fired radiator central heating, UPVC triple glazed windows and a Photovoltaic solar panel system, making this modern home more energy efficient. Outside, there is ample off-road parking via a double-width driveway, which also gives access to the double garage, coupled with the benefit of pleasant landscaped front and rear gardens. The property is presented in fantastic order throughout and must be viewed to fully appreciate the quality, location and accommodation offered for sale!

Accommodation:

Part double glazed composite external entrance door opening to:

Spacious Entrance Hall

Staircase rising to the first floor landing, built-in storage cupboard, radiator, ceramic tiled flooring, UPVC triple glazed full-height window to the side aspect, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and wall mounted hand wash basin with tiled splash backs, radiator, ceramic tiled flooring, UPVC triple glazed obscure glass windows to the front aspect.

Kitchen

16' 5" x 12' max (5.00m x 3.66m max)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over and "soft close" doors, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in Bosch oven and fitted hob with extractor hood over, integrated fridge-freezer, plumbing for washing machine, door to under-stairs storage cupboard, radiator, ceramic tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the rear aspect, UPVC double glazed external entrance door opening to the side aspect, opening through to:

Open-Plan Lounge / Dining Room

21' 9" x 16' max narrowing to 12' 11" (6.63m x 4.88m max narrowing to 3.94m)

Dining Area

Radiator, carpet flooring, UPVC double glazed doors opening to the rear garden, attractive natural wood partition, open-plan to:

Lounge Area

Radiator, television point, carpet flooring, UPVC triple glazed window to the front aspect.

First Floor Landing

Airing cupboard, radiator, carpet flooring, UPVC triple glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.





Master Bedroom

11' 6" x 11' 1" (3.51m x 3.38m)

Fitted storage wardrobes, radiator, television point, carpet flooring, UPVC triple glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin and large walk-in shower cubicle with inset tiling and shower unit, tiled splash backs and surrounds, heated towel rail, wood effect flooring, UPVC triple glazed obscure glass window overlooking the rear aspect.

Bedroom 2

13' 2" x 8' 6" (4.01m x 2.59m)

Fitted storage wardrobes, radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

Bedroom 3

11' 1" x 9' 11" (3.38m x 3.02m)

Radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

Bedroom 4

10' 4" max x 9' 4" (3.15m max x 2.84m)

Radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin and panelled bath with shower screen and shower attachment over, part tiled walls, heated towel rail, wood effect flooring, inset ceiling spotlights, UPVC triple glazed obscure glass window overlooking the front aspect.



Outside

The property is approached via a block-paved double-width driveway, which provides off-road parking and access to the detached double garage. There are attractive stocked border areas to the front of the house with a block-paved pathway leading to the main entrance door. Gated access leads into the landscaped rear garden, which is laid mainly to lawn with a paved patio seating area, attractive raised planters, plant and shrub bed borders, shingle edging, an outside tap and retaining fencing.

Detached Double Garage

Electrically operated garage door, personal door opening into the rear garden.

Location

Swoffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swoffham boasts ample free parking within the town and is also on an excellent bus route. There is a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and a popular golf club. Swoffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band E.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Mayfly Road, Swaffham

- Total Floor Area: 126m² /1356.25ft²
- Energy efficient 'A' rated 4 bedroom detached house
- Double-width driveway and detached double garage
- Spacious, landscaped rear garden
- Modern fully fitted kitchen with integrated appliances
- Dual aspect open-plan lounge/dining room
- En suite shower room and separate family bathroom
- Triple glazed windows, solar PV and gas central heating

Tenure: Freehold EPC Rating: A

offers in excess of **£375,000**

directions to this property:

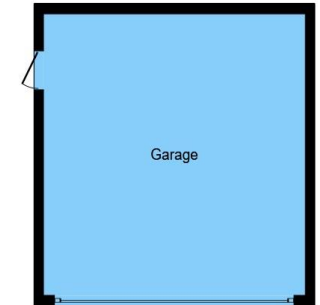
From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue out of town along London Street. At the next mini roundabout, proceed straight over. This road merges onto Brandon Road. Continue, taking the left hand turn onto Otter Road. Take the next left hand turn onto Mayfly Road and follow the road around, where the property will be found along on the right hand side.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SFM109756 - 0005

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