



Bayfield Way, Swaffham, PE37 8HP

welcome to

Bayfield Way, Swaffham

>> **NO ONWARD CHAIN!** Presenting this 4 double bedroom detached three-storey home, occupying a pleasant position on the edge of Swaffham town. Boasting a fully fitted kitchen and utility room with integrated appliances, 2 en suites, shower room, large rear garden, driveway, cart shed, garage and more!

We are extremely pleased to offer for sale this well-proportioned, modern detached home, located within a small, edge of town development. Boasting accommodation spread over three floors, this spacious 4 double bedroom property is set within established gardens and comes with a detached garage and one-bay timber cart shed for off-road parking.

Briefly, the ground floor accommodation comprises a welcoming entrance hall with built-in double cloaks cupboard, fully fitted kitchen with integrated appliances and separate matching utility room with integrated washing machine, large lounge/dining room with French doors leading to the garden and a useful ground floor w.c. This is complemented on the first floor by the landing area, master bedroom with en suite bathroom and oversized French style windows opening to a Juliet style balcony and second bedroom with en suite shower room. The second floor offers two further double bedrooms and a family shower room.

Coupled with this ample accommodation, the property boasts oil fired under-floor heating on the ground floor with radiators serving the first and second floors. This energy efficient home also boasts UPVC double glazed windows throughout.

Offered for sale with **NO ONWARD CHAIN** and ready to move into, a full and early internal inspection is essential!

Accommodation:

Oak framed canopy storm porch with recently fitted part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with large under-stairs storage cupboard, built-in double cloaks cupboard, carpet flooring, under-floor heating, doors opening to the kitchen and lounge/dining room, further door opening to:

Ground Floor W.C.

Suite comprising close coupled w.c and hand wash basin with tiled splash backs, extractor fan, under-floor heating.

Kitchen

15' 5" x 9' 11" (4.70m x 3.02m)

A comprehensive range of wall and floor mounted fitted Shaker style kitchen units with wood effect work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven and hob with extractor hood over, integrated dishwasher, integrated fridge-freezer, floor mounted oil fired central heating boiler, vinyl flooring, under-floor heating, inset ceiling spotlights, dual aspect UPVC double glazed windows to the front and side, door opening to:

Utility Room

6' x 6' (1.83m x 1.83m)

A matching range of floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap, integrated washing machine, vinyl flooring, under-floor heating, inset ceiling spotlights, UPVC double glazed window to the side aspect, part glazed composite external entrance door opening to the side aspect.

Lounge/Dining Room

16' 9" x 14' 6" (5.11m x 4.42m)

Television point, carpet flooring, under-floor heating, UPVC double glazed French style window to the rear aspect, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Staircase rising to the second floor landing, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to bedrooms one and two.





Bedroom 1

16' 9" x 14' 6" (5.11m x 4.42m)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, UPVC double glazed oversized French style windows opening to a Juliet style balcony to the rear aspect, door opening to:

En Suite Bathroom

Suite comprising close coupled w.c, hand wash basin with tiled splash backs and P shaped panelled bath with glazed shower screen and shower over, part tiled walls, shaver point, heated towel rail, extractor fan, vinyl flooring, UPVC double glazed window overlooking the side aspect.

Bedroom 2

13' x 9' 11" (3.96m x 3.02m)

Built-in double storage wardrobes with twin access doors, built-in airing cupboard, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, hand wash basin with tiled splash backs and quadrant shower cubicle with inset tiling and shower unit, shaver point, heated towel rail, extractor fan, vinyl flooring, inset ceiling spotlights, UPVC double glazed window overlooking the front aspect.

Second Floor Landing

Carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to bedrooms three, four and the shower room.

Bedroom 3

15' 10" x 10' 10" max narrowing to 10' 2" (4.83m x 3.30m max narrowing to 3.10m)

(Sloping ceilings) Radiator, television point, carpet flooring, access to eaves storage space, two UPVC double glazed Velux style windows.

Bedroom 4

14' 8" max narrowing to 12' 4" min x 10' 10" (4.47m max narrowing to 3.76m min x 3.30m)

(Sloping ceilings) Radiator, television point, carpet flooring, loft access, UPVC double glazed window overlooking the rear aspect, two UPVC double glazed Velux style windows.

Family Shower Room

(Sloping ceilings) Suite comprising close coupled w.c, hand wash basin with tiled splash backs and shower cubicle with inset tiling and shower unit, heated towel rail, extractor fan, UPVC double glazed Velux style window.

Outside

The property is approached over a block-paved driveway, which provides access to the garage and one-bay timber cart shed for covered off-road parking. There is a low maintenance wood-chip garden with a paved pathway leading to the main entrance door.

A pathway and timber gate to the side of this lovely home lead into the generous, enclosed rear garden, which is laid mainly to lawn with a paved patio seating area, oil storage tank and raised borders to one side, ready for planting.

Garage

Up and over door.

Location

Swaffham 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 is also only about an hour away. Swaffham boasts ample free parking and is also on an excellent bus route. The town has 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. Swaffham 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.

Agents Note

The vendor informs us that the gravelled area to the side of the garage is included within the title of this property. Further details of this can be obtained from your conveyancer at the time of purchase.



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welcome to

Bayfield Way, Swaffham

- **NO ONWARD CHAIN!**
- Three-storey 4 double bedroom detached house
- Detached garage and one-bay timber cart shed
- Driveway and generous, enclosed rear garden
- Modern fully fitted kitchen and utility room with integrated appliances
- En suite bathroom, en suite shower room and family shower room
- Lounge with French doors and windows to the garden
- Oil fired under-floor and radiator central heating

Tenure: Freehold EPC Rating: B

offers in excess of **£335,000**

directions to this property:

From the William H Brown Swaffham office, pass Morrisons Daily and at the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed to the next mini round-a-bout. Continue straight over and proceed south out of town. Take the left hand turn onto Watton Road and continue along, passing The Oaklands and Heathlands. Before leaving Swaffham, take the left right hand turn onto Bayfield way and follow the road around. The property will be found at the end of Bayfield Way, identified by our "For Sale" board.



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:
SFM109932 - 0002

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