



Greyling Way, Swaffham, PE37 8LQ

welcome to

Greyling Way, Swaffham

A beautifully presented, energy efficient 4 bedroom home, offering contemporary living within this family-friendly market town. Boasting a modern fully fitted kitchen with integrated appliances, lounge/diner, en suite shower room, solar panels, sweeping double width driveway, double garage & more!



The Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Spacious entrance hall with staircase rising to the first floor landing, built-in storage cupboard, radiator, UPVC triple glazed full-height window to the front aspect, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

Ground Floor Cloakroom W.C

Suite comprising close coupled w.c, wall mounted hand wash basin, tiled flooring, inset ceiling spotlights, UPVC triple glazed frosted window to the front aspect.

Kitchen

16' 5" x 12' 3" narrowing to 9' 3" (5.00m x 3.73m narrowing to 2.82m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over and "soft close" doors, inset 1 1/2 bowl sink unit with mixer tap, tiled splash backs and surrounds, integrated Bosch eye-level double oven and ceramic hob with concealed extractor hood over, integrated fridge-freezer, integrated dishwasher, plumbing for a washing machine, radiator, tiled flooring, built-in storage cupboard, 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 12' 3" narrowing to 9' 3" (6.63m x 3.73m narrowing to 2.82m)

Two radiators, wall mounted media plate, carpet flooring, dual aspect with UPVC triple glazed window to the front and UPVC double glazed French doors opening to the rear garden

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' 4" x 11' 1" (3.45m x 3.38m)

Fitted wardrobes with sliding mirror doors, radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, wall mounted hand wash basin with chrome taps and shower cubicle with glazed sliding door and shower unit, heated towel rail, Protek flooring, UPVC triple glazed frosted window overlooking the rear aspect.

Bedroom 2

11' 1" x 10' (3.38m x 3.05m)

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

Bedroom 3

13' 1" x 8' 5" (3.99m x 2.57m)

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

Bedroom 4

9' 11" x 7' 1" extending to 10' (3.02m x 2.16m extending to 3.05m)

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

Family Bathroom

Suite comprising close coupled w.c, wall mounted hand wash basin with chrome taps and panelled bath with chrome mixer taps and mains connected shower with glazed screen, part tiled walls, heated towel rail, Protek flooring, UPVC triple glazed frosted window overlooking the front aspect.

Outside

The front of the property has a sweeping double width driveway leading to the double garage, a pathway leads to the front entrance door, well stocked borders provide a lovely outlook over the remaining frontage.

A timber gate gives access to the fully enclosed rear garden with a paved patio seating area, the garden is mainly laid to lawn with a wood chip border to one side and raised plant beds to the bottom of the garden. A personal access door opens to the detached double garage, an outside tap and

external lighting complete the rear garden.

Detached Double Garage

18' 9" x 17' 7" (5.71m x 5.36m)

Power and light, electrically operated garage door, personnel door opening to the rear garden.

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 are also only about an hour away. Swaffham 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 on the outskirts, 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.

directions to this property:

From the William H Brown Swaffham office, proceed towards the south of the town towards London Street. Continue south out of town along London Street. This road merges onto Brandon Road. Pass the Nicholas Hammond Academy and Swaffham Junior School and take the left hand turn onto is Otter Road. Continue around the bend and take the left hand turn onto Ringlet Road, then take the first right hand turn into Greyling Way where the property can be found on the right hand side.



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welcome to

Greyling Way, Swaffham

- Spacious 4 bedroom detached family home
- Dual aspect lounge/diner with French doors to the rear garden
- Contemporary fitted kitchen with integrated appliances
- En-suite shower room, family bathroom and ground floor cloakroom w.c
- Landscaped rear garden, driveway and detached double garage

Tenure: Freehold EPC Rating: A
Council Tax Band: E

£390,000



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:
SFM110510 - 0006

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