



Greyling Way, Swaffham, PE37 8JX

welcome to

Greyling Way, Swaffham

A stunning 2 double bedroom semi-detached 'A' rated energy efficient home, located within this sought-after, modern development. Offering a high quality of finish throughout including kitchen with integrated appliances, UPVC triple glazed windows, solar PV and much more!!



Accommodation:

Part double glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, storage cupboard, radiator, tiled flooring, 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 and surrounds, radiator, tiled flooring, extractor fan.

Kitchen

12' 10" x 7' 6" (3.91m x 2.29m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric eye-level oven and gas hob with concealed extractor hood over, integrated dishwasher, integrated fridge-freezer, space and plumbing for washing machine, concealed gas fired central heating boiler (serving domestic hot water and heating systems), radiator, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect, opening through to:

Lounge / Dining Room

15' 8" x 13' 1" (4.78m x 3.99m)

Radiator, television point, telephone point, carpet flooring, dual aspect UPVC triple glazed windows to the side and rear, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Built-in storage cupboard, loft access, carpet flooring, doors opening to both bedrooms and the family bathroom.

Bedroom 1

15' 8" x 10' 7" (4.78m x 3.23m)

Radiator, television point, carpet flooring, UPVC triple

glazed window overlooking the rear aspect.

En Suite Shower Room

Suite comprising low level w.c, wall mounted hand wash basin, heated towel rail, with half height tiled walls, walk in shower cubicle with mains powered shower and fully tiled walls behind. Tiled flooring, UPVC obscure glass double glazed window to front aspect.

Bedroom 2

12' 1" Max x 10' 10" Max (3.68m Max x 3.30m Max)

Built-in storage, radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, wall mounted hand wash basin, panelled bath with mains connected shower and hand held attachment, part tiled walls, heated towel rail, extractor fan, UPVC triple glazed window overlooking the side aspect.

Outside

To the front of the property, there is a small well-stocked garden area with external lighting, double power sockets and a pathway leading to the main entrance door. A driveway to the side of the property provides off-road parking and access to the garage.

Gated side access leads into the fully enclosed garden, which is laid mainly to lawn with an extended patio seating area and retaining fencing. This delightful garden is a perfect entertaining area and also has an outside tap and external lighting.

Garage

Electrically operated up and over door to the front aspect, personal door opening into the rear garden, pitched roof, power and lighting connected.

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 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 and sport and leisure facilities. 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 B.

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



view this property online williamhbrown.co.uk/Property/SFM110635



welcome to Greyling Way, Swaffham

- Modern 2 double bedroom semi-detached house
- 'A' rated energy efficiency with triple glazed windows and solar PV
- Contemporary fitted kitchen with integrated appliances
- En suite shower room, family bathroom and ground floor cloakroom w.c
- Garage and private driveway

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

offers in excess of
£230,000



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM110635](https://www.williamhbrown.co.uk/Property/SFM110635)



Property Ref:
SFM110635 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)