



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.



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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

£225,000



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 left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110635 - 0006

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