



**Mayfly Road, Swaffham, PE37 8JF**

**welcome to**

**Mayfly Road, Swaffham**

A stunning 2 double bedroom end-terraced '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:

Composite part glazed entrance door opening to:

### Entrance Hall

Staircase rising to the first floor landing, under stairs storage space, radiator, carpet flooring, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

### Ground Floor Cloakroom W.C

Suite comprising low level w.c, wall mounted hand wash basin with tiled splash backs and surrounds, radiator, tiled flooring, UPVC double glazed window to side aspect.

### Kitchen

12' 9" x 6' ( 3.89m x 1.83m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric 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.

### Lounge / Dining Area

14' x 13' ( 4.27m x 3.96m )

Radiator, TV point, telephone point, carpet flooring, UPVC double glazed French doors opening to the rear garden and UPVC triple glazed fixed window to the rear,

### First Floor Landing

Loft access, carpet flooring, doors opening to both bedrooms and the family bathroom.

### Bedroom 1

14' 1" x 8' 5" ( 4.29m x 2.57m )

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

### Bedroom 2

10' 4" x 10' 2" ( 3.15m x 3.10m )

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

### Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with mixer tap and hand held shower attachment, part tiled walls, heated towel rail, UPVC triple glazed window overlooking the side aspect.

### Outside

To the front of the property is hard landscaped with a gravelled driveway providing off-road parking, a pathway leads to the front entrance door and access to the side gate opening to the rear. External lighting completes the front garden.

The fully enclosed rear garden is partly artificial turfed with a flower bed to the border and part paved patio seating area.

### 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/SFM109106](http://williamhbrown.co.uk/Property/SFM109106)



welcome to

## Mayfly Road, Swaffham

- Modern 2 double bedroom end-terraced house
- 'A' rated energy efficiency with triple glazed windows and solar PV
- Family bathroom and ground floor cloakroom w.c
- Contemporary fitted kitchen with integrated appliances
- UPVC double glazed windows and doors

Tenure: Leasehold EPC Rating: A

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



### 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 south out of town along London Street. This road merges onto Brandon Road. Proceed along and take the left hand turn onto the Abel Homes site, which is Otter Road. The first left hand turn is Mayfly Road and the property is the first house on the right hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109106 - 0005

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