





Bayfield Way, Swaffham, PE37 8HP

william h brown

welcome to

Bayfield Way, Swaffham

MOVE STRAIGHT IN! 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!













Accommodation:
Composite part glazed entrance door opening to:

Entrance Hall
Wood flooring, two built in storage cupboards, stairs rising to the first floor, internal doors opening to the kitchen, lounge and ground floor w.c.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer taps over, tiled splashbacks and surrounds, built in double oven with inset induction hob over and wall mounted extractor fan, space for free standing American style fridge/freezer, inset ceiling spotlights, wood effect flooring, UPVC double glazed windows to the front and side aspect, internal door opening to:

Utility Room
A range of floor and wall mounted kitchen units with work surfaces and upstands over, inset 1 & 1/2 bowl sink and drainer with mixer taps over, glass splashbacks, space and plumbing for washing machine, inset ceiling spotlights, wood effect flooring, UPVC double glazed window to the side aspect, composite part glazed external door opening to the side aspect.

Lounge
Wood flooring, television and telephone points, feature fireplace, UPVC double glazed window to the rear aspect, UPVC double glazed French style doors opening to the rear garden.

Ground Floor W.C.
Suite comprising low level w.c., pedestal hand wash basin, tiled splashbacks, tile effect flooring.

First Floor Landing
Carpet flooring, radiator, UPVC double glazed obscure glass window to the side aspect, stairs rising to the second floor, inset ceiling spotlights, internal doors opening to both bedrooms.

Bedroom 1
Carpet flooring, radiator, built in storage cupboards, UPVC double glazed window to the front aspect, internal door opening to:

Ensuite Shower Room
Suite comprising low level w.c., pedestal hand was basin, tiled splashbacks, corner sliding door shower cubicle with mains powered shower over and fully tiled walls behind, tile effect flooring, heated towel rail, UPVC double glazed obscure glass window to the front aspect.

Bedroom 2
Carpet flooring, radiator, full length of fitted wardrobes with built in internal dressing table, two UPVC double glazed windows to the rear aspect, internal door opening to:

Ensuite Bathroom
Suite comprising low level w.c., pedestal hand wash basin. tiled splashbacks, panelled bathtub with additional mains powered shower over and glass shower screen, heated towel rail, tile effect flooring, UPVC double glazed obscure glass window to the side aspect.

Second Floor Landing
Carpet flooring, UPVC double glazed obscure glass window to the side aspect, internal doors opening to all rooms.

Bedroom 3
Carpet flooring, radiator, built in storage cupboard, two UPVC double glazed roof windows.

Bedroom 4
Carpet flooring, radiator, loft access, UPVC double glazed obscure glass window to the rear aspect, two UPVC double glazed roof windows.

Shower Room
Suite comprising low level w.c., pedestal hand wash basin, tiled splashbacks, corner shower cubicle with mains powered shower over and fully tiled walls behind, heated towel rail, tile effect flooring, UPVC double glazed obscure glass roof window.

Outside
The property is approached by a private road with driveway off road parking allowing access to the brick built garage, two paved pathways with decorative slate areas allow access to the front entrance door and rear garden.

The rear garden is laid mainly to lawn with a paved patio seating area complete with external lighting, raised beds with established and well manicured plants and shrubs sit to the side, with a timber storage shed to the rear. A retained timber fence borders the rear garden providing a good degree of privacy.

Garage
Of brick built construction complete with power and lighting.

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 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 E.

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

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Bayfield Way, Swaffham

- Three-storey 4 double bedroom detached house
- Detached garage and one-bay timber cart shed for off-road parking
- 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

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

£375,000







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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.



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
SFM111442 - 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.

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