



Greyling Way, Swaffham, PE37 8LQ

welcome to

Greyling Way, Swaffham

An 'A' rated 3 bedroom linked-detached family home, located close to Swaffham town centre within the highly-respected Abel Homes development. Boasting stunning, contemporary open-plan living, together with en suite facilities, fully fitted kitchen with integrated appliances, solar PV, garage & more.



Accommodation

Composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, tiled flooring, telephone point, fitted door mat, doors opening to the open-plan lounge/dining room and kitchen, 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, UPVC triple glazed window to the side aspect.

Open-Plan Lounge / Dining Room

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

Kitchen

A range of wall and floor mounted fitted kitchen units with marble effect work surfaces over, inset 1 1/2 bowl composite sink and drainer with mixer tap, built-in eye-level Bosch oven and fitted gas hob with concealed extractor fan over, integrated dishwasher, integrated fridge-freezer, space and plumbing for washing machine, cupboard housing the gas fired central heating boiler, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect.

First Floor Landing

Airing cupboard housing the hot water cylinder, loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Master Bedroom

Fitted storage wardrobes, radiator, television point, USB charging points, carpet flooring, UPVC triple glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with glazed door with mains connected shower, part tiled walls, heated towel rail, laminate flooring, inset ceiling spotlights, UPVC triple glazed obscure glass window overlooking the rear aspect.

Bedroom 2

Radiator, television point, carpet flooring, UPVC triple glazed window to front aspect.

Bedroom 3

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

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with wall mounted hand-held shower attachment over, part tiled walls, heated towel rail, vinyl tile effect flooring, inset ceiling spotlights, extractor fan, UPVC triple glazed obscure glass window overlooking the front aspect.

Outside

The property is approached via a brick-weave driveway, which provides off-road parking and access to the garage. A brick-weave pathway leads to the main entrance door with security lighting with a timber gate giving access to the rear garden. To the front of the property there is also an established garden area, stocked with ornamental plants and shrubs.

The south facing rear garden is fully enclosed and laid mainly to lawn with a paved patio entertaining space, ideal for enjoying the spring and summer evenings with family and friends, together with plant and shrub bed borders. Also having the benefit of an outside tap, security lighting and a personal door to the garage.

Garage

Up and over door to the front aspect, personal door opening to the rear garden, power sockets 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 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 C.

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

Greyling Way, Swaffham

- OFFER INVITED
- Modern 3 bedroom detached house
- Enclosed rear garden, driveway parking and detached garage
- UPVC triple glazed windows and Photovoltaic solar panel system
- Contemporary fitted kitchen with integrated appliances

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

£310,000



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 right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110821 - 0011

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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