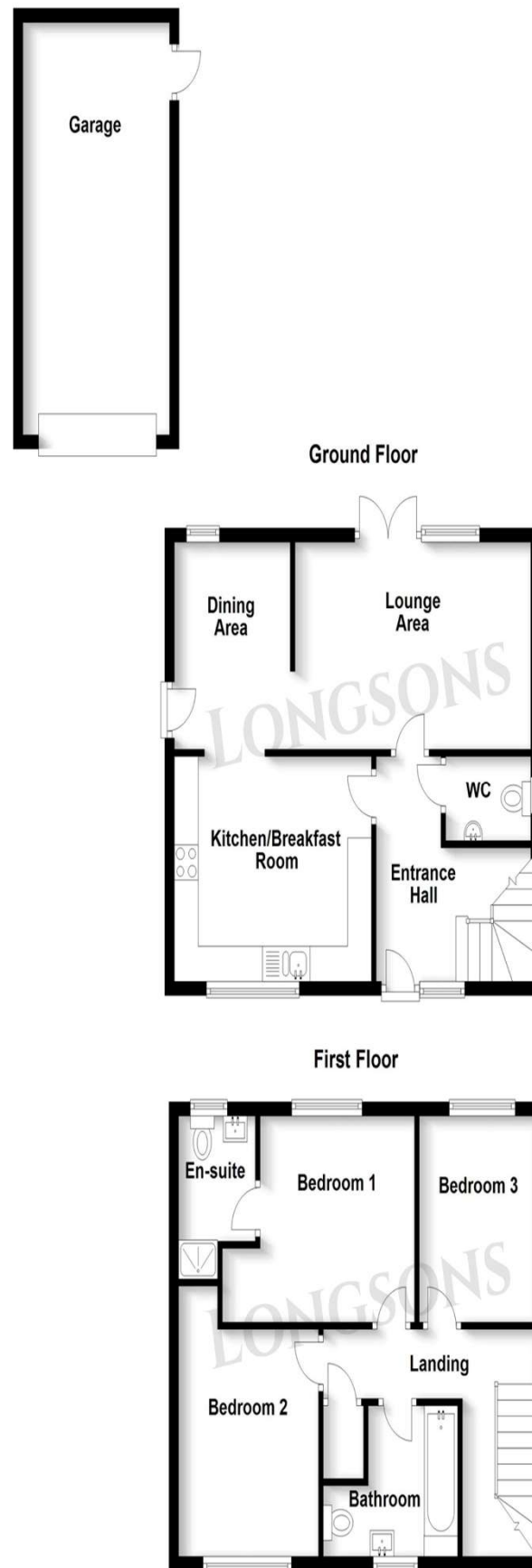




Greyling Way, Swaffham, PE37 8JX

Brand new, spacious detached three bedroom house with garage. Available TO LET on the popular Abel's development in Swaffham, the property boasts en-suite shower room, kitchen/breakfast room, triple glazed windows, gardens, parking, 'A' rated energy efficiency and gas central heating.

Price £1,000 pcm To Let





Bedroom Two
10'9" (3.28m) x 9'8" (2.95m)
UPVC triple glazed window to front aspect, radiator.

Bedroom Three
9'8" (2.95m) x 8'0" (2.44m)
UPVC triple glazed window to rear, radiator.

Bathroom
Bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC triple glazed window to front aspect, extractor fan.

Garage
19'3" (5.87m) x 10'1" (3.07m)
Electric up and over door to front, entrance door opening to side, electric light and power.

Outside Front
Small low maintenance front garden laid to wood chippings with a selection of shrubs and plants, driveway to garage door providing off road parking

for two vehicles, path to front door, outside light, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside light, outside tap, wooden fence to perimeter, gated access to front.

All photographs are provided for guidance only.

- Detached house
- Three bedroom
- Brand new
- En-suite shower room
- Garage + parking
- Kitchen/ breakfast room
- `A` rated energy efficiency
- Triple glazed windows
- Gas central heating

Situated on the popular Abel's development in the Norfolk market town of Swaffham, Longsons are delighted to bring to the market this brand new spacious detached three bedroom house. This superb high efficiency property boasts solar panels providing low cost electric, triple glazed windows, garage, parking, gardens, en-suite shower room, kitchen/breakfast room and gas central heating.

Available Immediately

Restrictions: No Pets, No Smokers, No young children.

Briefly, the property offers entrance hall, cloakroom with WC, kitchen/breakfast room, dining area, lounge area, three bedrooms, en-suite shower room, bathroom, garage, parking, gardens, triple glazed windows, gas central heating.

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday

market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools

Entrance Hall
Composite entrance door to front, obscure glass full height double glazed panel to side, stairs to first floor, under stairs storage cupboard, radiator.

Lounge Area
16'3" (4.95m) x 9'8" (2.95m)
UPVC double glazed French doors opening to rear garden with full height UPVC double glazed window to side, radiator.

Dining Area
9'8" (2.95m) x 8'2" (2.49m)
Feature cedar dividing panel between the dining and the lounge area, UPVC double glazed door opening to side, UPVC triple glazed window to rear, radiator.

Kitchen/ Breakfast Room
13'7" (4.14m) x 10'6" (3.2m)
Fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and

drainer, integral fridge/freezer, integral dishwasher, integral Bosch electric oven, integral Bosch gas hob with extractor hood over, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled splashback, tiles to floor, triple glazed UPVC window to front aspect, radiator.

Cloakroom
Wash basin, WC, tiled splashback, tiles to floor, obscure glass triple glazed window to side aspect, radiator.

Stairs and Landing
Built in cupboard housing hot water cylinder, loft access, UPVC triple glazed window to side aspect, radiator.

Bedroom One
10'7" (3.23m) x 9'8" (2.95m)
UPVC triple glazed window to rear aspect, radiator, door to en-suite shower room.

En-Suite Shower Room
Shower cubicle, wash basin, WC, tiled splashback, towel radiator, obscure glass UPVC triple glazed window to rear aspect, extractor fan.

