



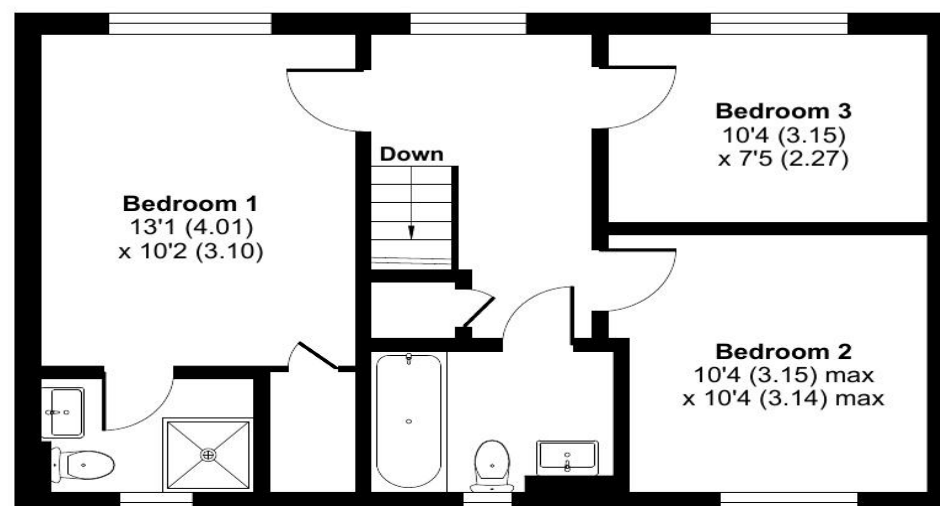
Mayfly Road, Swaffham, PE37

Approximate Area = 1038 sq ft / 96.4 sq m

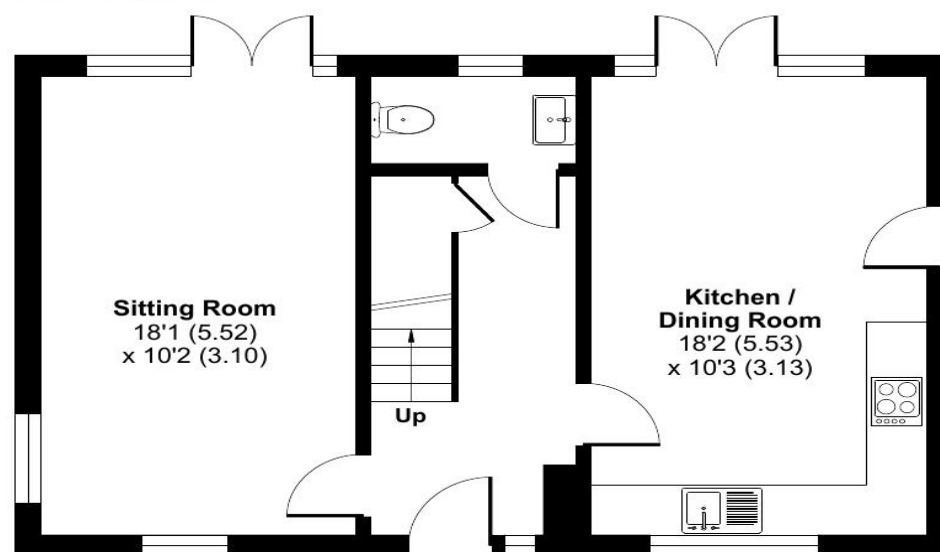
Garage = 193 sq ft / 17.9 sq m

Total = 1231 sq ft / 114.3 sq m

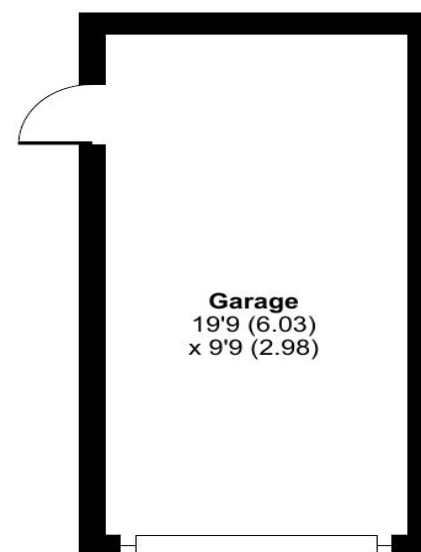
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1303825



Mayfly Road, Swaffham, PE37 8JF

ENERGY EFFICIENT HOME! Very well presented, detached three bedroom Abels home situated on the popular Swans Nest Site. Boasting the remainder of the NHBC warranty, the property also offers modern kitchen with Bosch appliances, solar panels, en suite shower room, garage, gardens and parking!

Offers in Excess of £315,000 Freehold

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Situated on the popular Abels Swans Nest development which is now complete, Longsons are delighted to bring to the market this very well presented, detached three bedroom house! This energy efficient home has much to offer and includes UPVC triple glazed windows, solar panels, Bosch integrated appliances in the kitchen/dining room, en suite shower room to master bedroom, gas central heating, garden, garage, off road parking and cloakroom with WC!

Swaffham
Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent

bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall

Composite entrance door to front, full height UPVC triple glazed window to front, built in under stairs cupboard, stairs to first floor, radiator, tiles to floor.

Lounge

18'1" (5.51m) x 10'2" (3.1m)
UPVC triple glazed windows to front, rear and side, UPVC double glazed French doors opening to rear garden, radiator.

Kitchen / Dining Room

18'2" (5.54m) x 10'3" (3.12m)
Modern fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated Bosch electric oven, integrated Bosch gas hob with extractor

hood over, integrated Bosch fridge/freezer, integrated Bosch dishwasher, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled splashback, tiles to floor, UPVC triple glazed windows to front and rear, UPVC double glazed entrance door opening to side, UPVC double glazed French doors opening to rear garden, radiator.

Cloakroom

Wash basin, WC, tiled splashback, radiator, obscure glass UPVC triple glazed window to rear, extractor fan, tiles to floor.

Stairs & Landing

UPVC triple glazed window to rear, built in cupboard, loft access.

Bedroom One

13'1" (3.99m) x 10'2" (3.1m)
UPVC triple glazed window to rear, radiator, built in cupboard, door to en suite shower room.

En Suite Shower Room

Shower cubicle, wash basin, WC, towel radiator, extractor fan, obscure glass UPVC triple glazed window to front.

Bedroom Two

10'4" (3.15m) Max x 10'4" (3.15m) Max
UPVC triple glazed window to front, radiator.

Bedroom Three

10'4" (3.15m) x 7'5" (2.26m)
UPVC triple glazed window to rear, radiator.

Bathroom

Bathroom suite comprising: bath, wash basin, WC, part tiled walls, towel radiator, obscure glass UPVC triple glazed window to front, extractor fan.

Garage

19'9" (6.02m) x 9'9" (2.97m)
Remote controlled motorised main up and over door to front, composite entrance door opening to rear garden, electric, lights and power.

Outside Front

Front garden laid to bark and shrubs, brickweave pathway to front door, shingle driveway providing access to the garage and off road parking, outside light, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, pathway to garage personal door, shrubs and shingle to borders, outside light, fence to perimeter, gated access to front.

Agents Note

EPC rating A92 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Abel Home
- Three Bedrooms
- Modern Kitchen/Dining Room with Integrated Appliances
- Energy Efficiency Rating A92
- En Suite Shower Room
- UPVC Triple Glazed Windows
- Energy Efficient Home by Reputable Builders
- Garage, Gardens & Parking

