

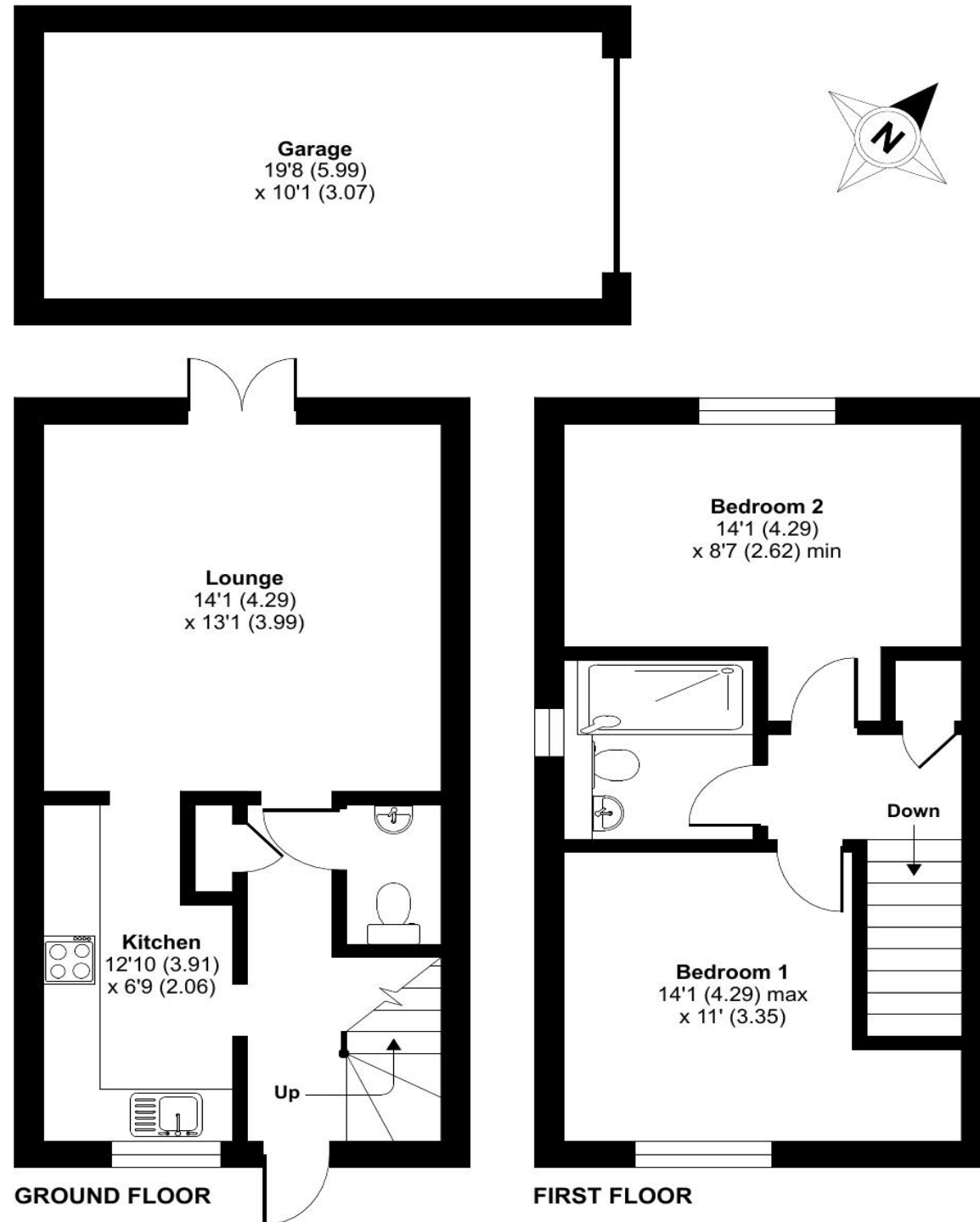
Greyling Way, Swaffham, PE37

Approximate Area = 764 sq ft / 70.9 sq m

Garage = 199 sq ft / 18.5 sq m

Total = 963 sq ft / 89.4 sq m

For identification only - Not to scale



Greyling Way, Swaffham, PE37 8LQ

Extremely well presented, modern semi-detached two bedroom house built by the much respected Abel Homes. This fantastic property offers modern kitchen, triple glazed windows, gas central heating, garage, parking and built with energy efficiency in mind.

Price £220,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1314001



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Built by the much respected Abel homes on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented, modern semi-detached house. This superb property was built to a high specification including upgraded oak doors throughout, flooring in hallway and additional network cables fitted and was built with energy efficiency in mind, offering triple glazed windows, solar panels to the roof, galvanised guttering, modern kitchen with integrated appliances, garage, cloakroom, parking, gardens, gas central heating and UPVC triple glazing.

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom, two bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC triple glazing.

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. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall
Composite entrance door to front, stairs to first floor, radiator.

Lounge
14'1" (4.29m) x 13'1" (3.99m)
UPVC double glazed French doors opening to rear garden, large media panel, UPVC triple glazed window to side, radiator.

Kitchen
12'10" (3.91m) x 6'9" (2.06m)
Modern fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated fridge/freezer, integrated dishwasher, space and

plumbing for washing machine, tiled splashback, UPVC triple glazed window to front, tiles to floor, radiator.

Cloakroom
Hand wash basin, WC, tiled splashback, tiles to floor, extractor fan, radiator.

Stairs and Landing
Built-in cupboard housing hot water cylinder, loft access.

Bedroom One
14'1" (4.29m) Max x 11'0" (3.35m)
UPVC triple glazed window to front, bulkhead ideal for storage, radiator.

Bedroom Two
14'1" (4.29m) x 8'7" (2.62m)
UPVC triple glazed window to rear, radiator.

Bathroom
Bath with mixer tap and separate hand shower attachment, wash basin, WC, towel radiator, tiled splashback, obscure glass triple glazed UPVC window to side, extractor fan.

Outside Front
Small landscaped low maintenance front garden laid to wood chippings, path to front door, driveway providing off road parking for three vehicles laid to block paving and gravel, outside lights, gated access to rear garden.

Garage
19'8" (5.99m) x 10'1" (3.07m)
Main motorised remote control up and over door to front, personnel door leading to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside lights, wooden fence to perimeter, paved space behind garage for bin storage, outside tap, gated access to front.

Agent's Notes
EPC rating A92 (Full copy available on request)
Council tax band B (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.

- Modern Semi-Detached House
- Much Respected Abel Home
- Two Double Bedrooms
- Garage, Gardens and Parking
- Energy Efficiency Rating A92
- Gas Central Heating
- UPVC Triple Glazing

