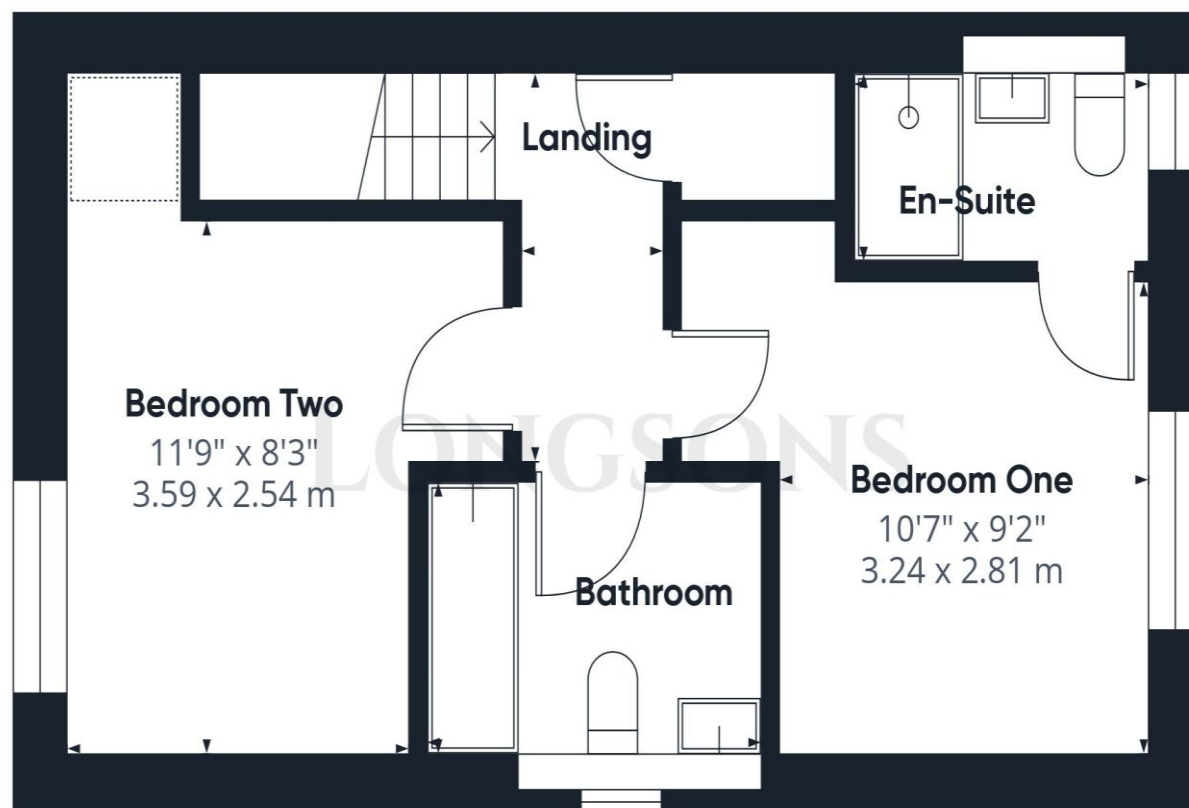


Floor 0



Floor 1



Mayfly Road, Swaffham, PE37 8JF

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

Guide Price £230,000-£240,000 Freehold





obscure glass triple glazed UPVC window to side, extractor fan.

Outside Front

Small low maintenance front garden laid to slate chippings, path to front door, driveway providing off road parking laid to block paving, outside lights, gated access to rear garden.

Garage

Main up and over door to front, entrance door opening to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside lights, wooden fence to perimeter, gated access to side.

Agent`s Notes

EPC rating A96 (Full copy available on request)
Council tax band B (Own enquiries should be make 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 Two Bedroom House
- Respected Abel Home
- Built With Energy Efficiency in Mind
- Energy Efficiency Rating
- En-Suite, Family Bathroom and Cloakroom
- Gas Central Heating
- UPVC Triple Glazing
- Gardens, Garage and Parking

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 has much to offer and was built with energy efficiency in mind, offering triple glazed windows, solar panels to the roof, galvanized guttering, en-suite shower room, modern kitchen with integrated appliances, garage, cloakroom, WC, parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom, WC, two bedrooms, en-suite shower room to bedroom one, bathroom, garage, gardens, parking, gas central heating and UPVC double 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

15'7" (4.75m) x 13'0" (3.96m)

UPVC double glazed French doors opening to rear garden, UPVC triple glazed window to side, radiator.

Kitchen

12'5" (3.78m) x 7'7" (2.31m)

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated 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

10'7" (3.23m) x 9'2" (2.79m)

UPVC triple glazed window to rear, radiator, door to en-suite shower room.

En-Suite Shower Room

Double shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to rear, tiled splashback, extractor fan.

Bedroom Two

11'9" (3.58m) x 8'3" (2.51m)

UPVC triple glazed window to front, radiator.

Bathroom

Bath with mixer tap and separate hand shower attachment, wash basin, WC, towel radiator, tiled splashback,

