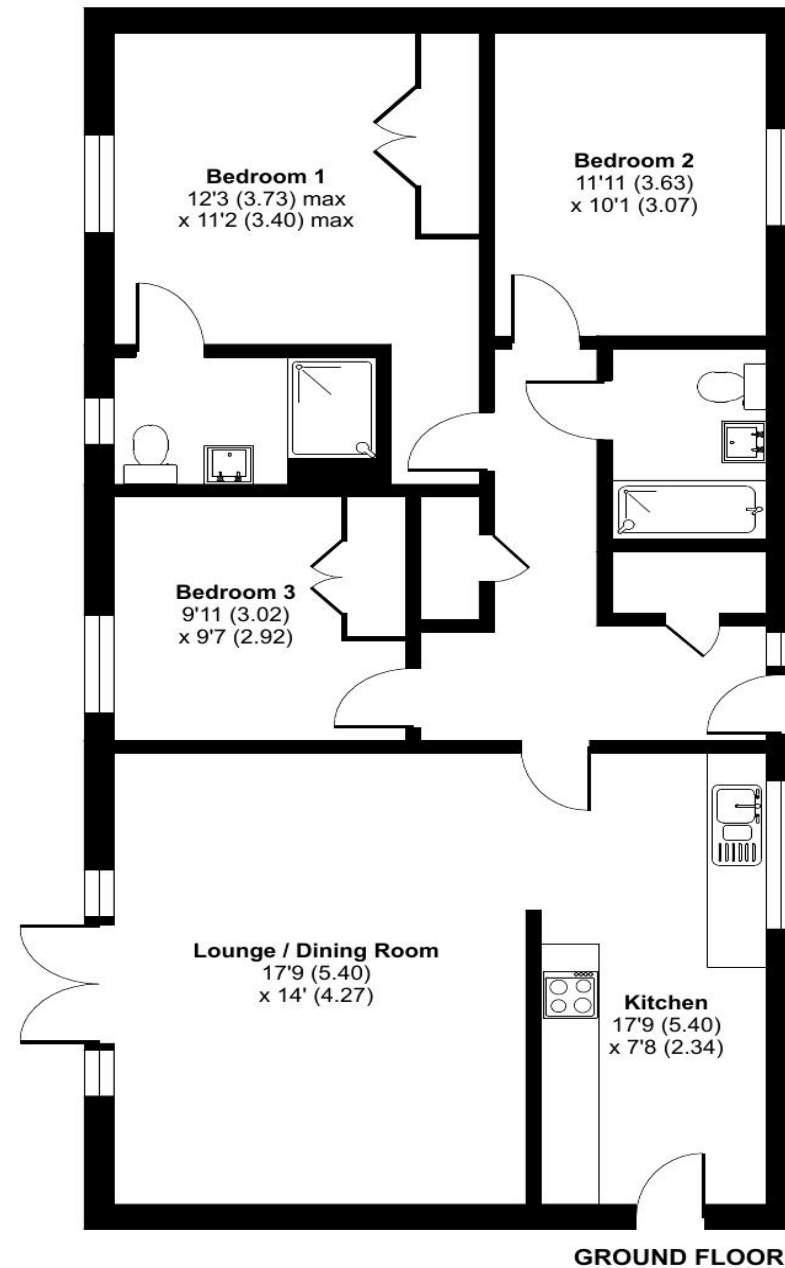




Greyling Way, Swaffham, PE37

Approximate Area = 1011 sq ft / 94 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1313010



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Greyling Way, Swaffham, PE37 8LQ

Extremely well presented, detached three bedroom bungalow built by the much respected builder Abel Homes on the outskirts of Swaffham. This fantastic property has been built with energy efficiency in mind and offers triple glazed windows, galvanised guttering, en-suite shower room, solar PV and more

Price £375,000 Freehold

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Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this extremely well presented, detached three bedroom bungalow. Built by the much respected Abel Homes with energy efficiency in mind offering a well insulated wallshome including PV solar panels to roof, triple glazed windows, galvanised guttering, garage, gardens, en-suite shower room, parking and gas central heating. The gas boiler, gas hob and water cylinder have been serviced annually since 2021, including this year. The dishwasher was serviced last year.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, three bedrooms, en suite shower room to bedroom one, bathroom, gardens, garage, parking, gas central heating, solar PV panels and triple glazed windows.

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, 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, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall
Composite entrance door to front, built in cupboard housing hot water cylinder, built in storage cupboard, loft access, radiator.

Lounge/ Dining Room
17'9" (5.41m) x 14'0" (4.27m)
UPVC double glazed French doors opening to rear garden, radiator.

Kitchen
17'9" (5.41m) x 7'8" (2.34m)
Modern fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated fridge/freezer, integrated Bosch electric oven, integrated Bosch dishwasher, space and plumbing for washing machine, integrated Bosch gas hob with extractor hood over, UPVC triple glazed windows to front and side, UPVC double glazed entrance door opening to side, tiles to floor, radiator.

Bedroom One
12'3" (3.73m) Max x 11'2" (3.4m) Max
UPVC triple glazed window to rear, fitted wardrobes, radiator, door to en-suite shower room.

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

Bedroom Two
11'11" (3.63m) x 10'1" (3.07m)
UPVC triple glazed window to front, radiator.

Bedroom Three
9'11" (3.02m) x 9'7" (2.92m)
UPVC triple glazed window to rear, fitted wardrobes, radiator.

Bathroom
Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to front.

Outside Front
Front garden laid to lawn, driveway providing off road parking, outside light, gated access to rear garden.

Garage
Remote control motorised main up and over door to front, access door to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, shrubs and plants to raised beds, raised vegetable growing area, greenhouse, outside light, wooden garden shed, outside tap, wooden fence to perimeter, gated access to front.

Agents Note
EPC rating A94 (Full copy available on request)
Council tax band C (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, Detached Bungalow
- Three Bedrooms
- Lounge/ Dining Room
- Energy Efficiency Rating A94
- Solar PV & Highly Insulated Walls & Floor
- En-Suite Shower Room
- Much Respected Builder
- Garage, Gardens & Parking

