





Mayfly Road, Swaffham, PE37 8JF

william h brown

welcome to

Mayfly Road, Swaffham

>> WELL PRESENTED - A beautifully presented 2 bedroom detached bungalow, situated in the popular Swan's Nest development in Swaffham. Boasting an open-plan lounge/dining room/kitchen, modern shower room, enclosed rear garden, driveway, garage and much more!!













Accommodation:
Part glazed external entrance door opening to:

Entrance Hall
Built-in storage cupboard, carpet flooring, fitted entrance matting, doors opening to both bedrooms and the bathroom, further door opening to:

Open-Plan Lounge / Dining Room
18' 8" x 13' 7" (5.69m x 4.14m)
Carpet flooring, two radiators, television point, telephone point, UPVC double glazed French doors opening to the garden with triple glazed side panel.

Kitchen / Utility Area
18' 8" x 7' 10" (5.69m x 2.39m)
Contemporary kitchen with wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, built-in eye-level electric oven, gas hob with concealed extractor hood over, fitted water softener, integrated dishwasher, breakfast bar, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to front aspect, open to:

Utility Area
A matching range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, space and plumbing for a washing machine, integrated fridge/freezer, tiled flooring, UPVC triple glazed window to front aspect and UPVC double glazed door open to the driveway.

Bedroom 1
13' max x 11' 10" (3.96m max x 3.61m)
Carpet flooring, radiator, TV point, UPVC double glazed window to the rear aspect.

Bedroom 2
11' 2" x 9' 11" (3.40m x 3.02m)
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bathroom
Contemporary bathroom with panel bath and wall mounted shower over, low level w.c, pedestal hand wash basin with mixer tap, heated towel rail, fitted bathroom cabinet, UPVC double glazed window to the rear aspect.

Outside
To the front of the property, there is a large block paved driveway providing off-road parking and gives access to the main entrance door and garage. The rest of the front garden is set to lawn with a timber fence boundary.

The rear garden is a good size and a particular feature of the property. Mainly set to lawn with a paved patio seating area, raised plant and shrub bed borders, wall and fencing to the boundary offers a good degree of privacy, a strategically placed summer house allows the current vendor to enjoy the morning sunshine.

Garage
Up and over garage door, power sockets, lighting, personal door leading into the garden.

Location
Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band
This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Mayfly Road, Swaffham

- GUIDE PRICE £260,000 - £280,000
- Excellently presented 2 double bedroom detached bungalow
- Good size and fully enclosed rear garden
- Energy efficient 'A' rated home with solar PV and gas fired central heating
- Open-plan lounge / dining room

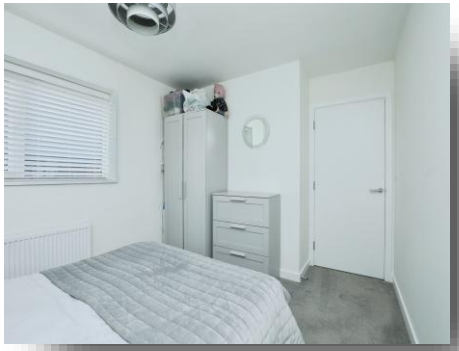
Tenure: Freehold EPC Rating: A
Council Tax Band: C

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. This road merges onto Brandon Road. Proceed along and take the left hand turn onto the Abel Homes site, which is Otter Road. Take the first left hand turn onto Mayfly Road and continue past the two turnings for Swanflower Way, turn left on a small private area of Mayfly Road and the property will be found on the left hand side.

guide price

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110918

The Property Ombudsman

Property Ref:
SFM110918 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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