



**Mayfly Road, Swaffham, PE37 8JF**

**welcome to**

**Mayfly Road, Swaffham**

>> NO ONWARD CHAIN! 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, tiled flooring, doors opening to both bedrooms and the shower room, further door opening to:

### Open-Plan Lounge / Dining Room

18' 6" x 18' 7" ( 5.64m x 5.66m )

Engineered oak wood flooring, inset ceiling spotlights, TV and telephone points, two radiators, UPVC double glazed French doors opening to the rear with fixed side panels, open-plan to:

### Kitchen

13' 2" x 10' 4" MAX narrowing to 7' 9" MIN ( 4.01m x 3.15m MAX narrowing to 2.36m MIN )

Contemporary kitchen with wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with flexi hose, built in electric oven and gas hob with concealed extractor hood over, integrated dishwasher, breakfast bar, tiled flooring, inset ceiling spotlights, open to:

### Utility Room

7' 11" x 4' 11" ( 2.41m x 1.50m )

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, space for a tumble dryer, wall mounted gas fired central heating boiler, tiled flooring, UPVC double glazed window to the front aspect, UPVC double glazed door opening to the garden.

### Bedroom 1

13' 11" max narrowing to 11' 1" min x 9' 8" ( 4.24m max narrowing to 3.38m min x 2.95m )

Built-in wardrobes, carpet flooring, radiator, TV point, UPVC double glazed window to the rear aspect.

### Bedroom 2

11' 10" x 13' MAX narrowing to 9' 11" MIN ( 3.61m x 3.96m MAX narrowing to 3.02m MIN )

Carpet flooring, radiator, UPVC double glazed window to the side aspect.

### Shower Room

8' 2" x 6' 6" MAX ( 2.49m x 1.98m MAX )

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected rainfall style shower, heated towel rail, fitted bathroom cabinets, extractor fan, UPVC double glazed window to the rear aspect.

### Outside

To the front of the property, there is a selection of shrubs and plants. A block paved driveway provides off-road parking and gives access to the main entrance door and garage.

The rear gardens, which are a particular feature of the property, are laid mainly to lawn with a paved seating area, plant and shrub bed borders, fencing and a timber garden storage shed. A personal door gives access to the garage and external lighting complete the garden.

### 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.



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welcome to

## Mayfly Road, Swaffham

- Impeccably presented 2 double bedroom detached bungalow
- Open-plan lounge / dining room / kitchen
- Modern shower room
- Energy efficient 'A' rated home with solar PV and gas fired central heating
- Enclosed rear garden with patio seating area

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

offers in excess of  
**£290,000**



### 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 the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110236 - 0005

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



**01760 721655**



Swaffham@williambrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williambrown.co.uk**