

Approx Gross Internal Area
163 sq m / 1753 sq ft



Ground Floor
Approx 58 sq m / 626 sq ft

First Floor
Approx 59 sq m / 631 sq ft

Second Floor
Approx 46 sq m / 496 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

Accessed via a shared driveway, the property boasts its own private driveway providing side-by side off-road parking and oak carport, plus a single garage with up and over door, light and power. A path leads to the front door and continues round the side of the property to the rear garden. The enclosed garden measures approx. 72' x 24' max. and is mainly laid to lawn with a patio seating area, raised flowerbeds and oil tank. A great space to enjoy alfresco dining and entertaining with friends and family!

DIRECTIONS

Leave Swaffham town centre towards Brandon/Thetford on London Street and at the fork, turn left towards South Pickenham onto Watton Road. Bayfield Way can be found on the right-hand side, turn into the shared drive where the property can be found at the very end on the left-hand side.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

E

Energy Efficiency Rating Current B 87 Potential B 87



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This detached family home is situated on an exclusive private development in Swaffham. Spanning over 3 floors, the well-presented accommodation includes a dual aspect kitchen/diner and generous lounge with garden access, whilst outside provides off-road parking, carport, single garage and enclosed rear garden - do not miss out!

8 Bayfield Way
Swaffham | Norfolk | PE37 8HP

£1,400 pcm

Substantial, detached town house situated in the popular market town of Swaffham

4 double bedrooms over the top 2 floors including main bedroom and bedroom 2 with en-suites

Modern dual aspect kitchen/diner featuring integrated appliances and separate utility

Generous lounge with double doors to garden - ideal for entertaining!

Ground floor WC, 2 en-suites to the first floor bedrooms and second floor shower room

Oil fired central heating, underfloor heating, solar panels and double glazing

Single garage, oak carport and side-by-side off-road parking

Enclosed 72' max. rear garden with lawn and patio seating area - ideal for entertaining!

Ideally located for amenities and road links

Available now!

