



## 39 Greyling Way, Swaffham

In Excess of £215,000

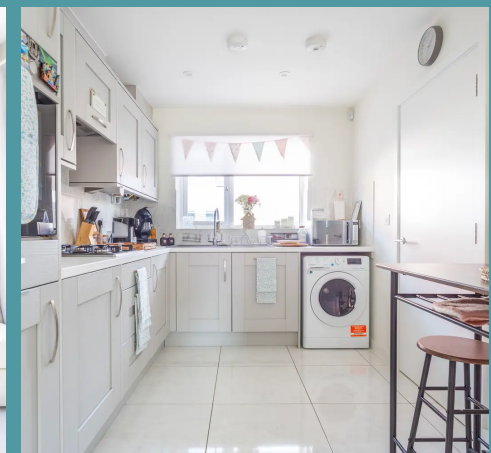
# 39 Greyling Way

Swaffham, Swaffham

This light-filled home features a welcoming entrance with a WC, a modern kitchen with views to the front and a spacious living room with access to the garden. Two well-proportioned bedrooms and a contemporary bathroom provide comfortable accommodation upstairs. Outside, a large garden with a patio offers a perfect retreat, while off-road parking adds convenience.

## THE LOCATION

Situated in the town of Swaffham, It's a perfect choice for families, as it enjoys a great catchment area for the local schools. This charming residence provides the convenience of having a wide range of amenities right at your doorstep, including well-known grocery stores like Waitrose and ASDA. Moreover, the town's social scene is enriched by the nearby Red Lion and White Hart pubs, where you can enjoy delicious food and enjoy socialising with friends. Commuters will appreciate the easy access to the A47, allowing swift journeys to key destinations such as Dereham and Norwich to the east or Kings Lynn to the west. This central location in Swaffham offers the best of both worlds.





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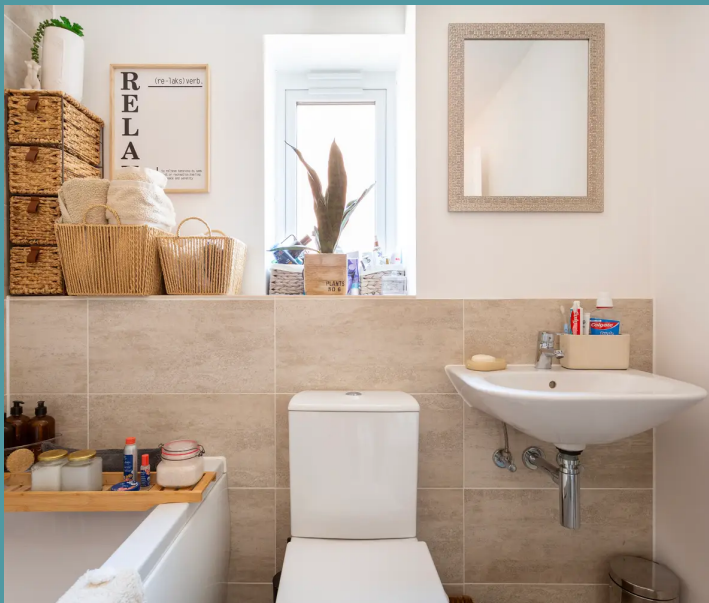
Swaffham, Swaffham

### THE PROPERTY

Upon entering the property, you are greeted by a welcoming entrance hall that exudes a sense of warmth, complemented by a convenient WC for added practicality.

The ground floor boasts a bright and airy kitchen, complete with modern built-in appliances and stunning views overlooking the rear of the property. The kitchen provides the perfect setting for your cooking needs, seamlessly combines functionality and aesthetics. Adjacent to the kitchen, the modern living room beckons with its ample space for furniture arrangements, plush carpeting underfoot and French doors that open up to the rear, inviting an abundance of natural light to illuminate the room.

Ascending to the upper floor, you will find two generously proportioned double bedrooms awaiting your personal touch. Whether utilised as bedrooms for relaxation or versatile spaces to suit your individual needs, these bedrooms offer endless possibilities to cater to your lifestyle requirements. Completing the upper level is a contemporary bathroom, thoughtfully designed to accommodate your daily self-care routines with ease and sophistication.





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Stepping outside, the property showcases a generously proportioned garden featuring a lawn and a well-appointed patio area, creating an idyllic setting for outdoor entertaining or simply unwinding amidst the natural surroundings. Convenient off-road parking to the front of the property ensures hassle-free accessibility and adds an additional layer of practicality to this already charming abode.

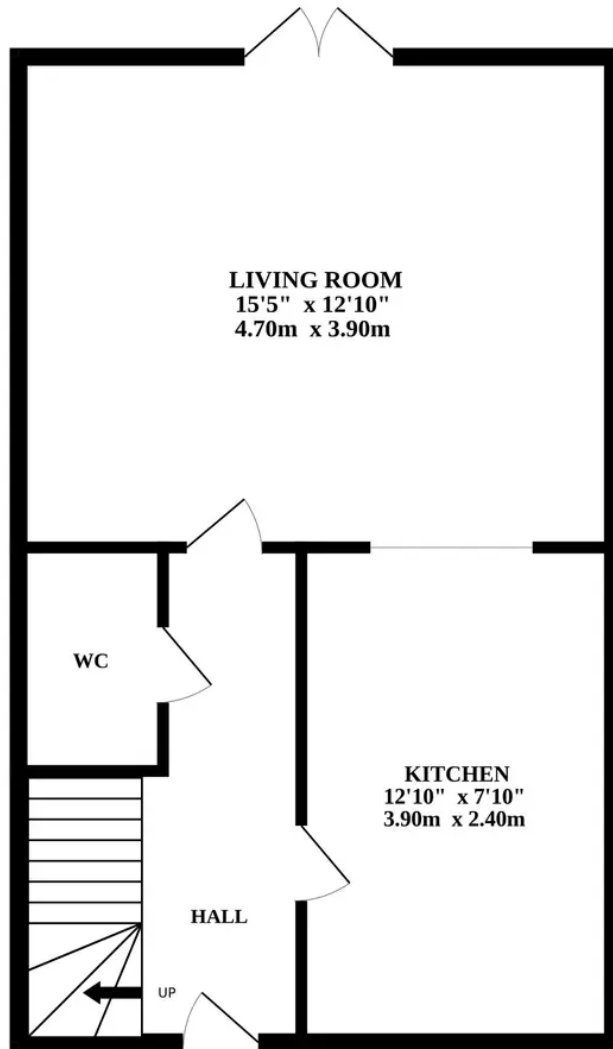
### AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - B



GROUND FLOOR



1ST FLOOR

